NEW OWNER:

Mike R. Smith
94 Cassie Bell Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map/Parcel: 05316015000

THIS INSTRUMENT PREPARED BY:

Carolyn Christoffersen, Attorney At Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 13-0186

This instrument was prepared with information provided by the parties.

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150031124 DEEDQC
Recvd: 04/24/15 10:04 2 pgs
Fees:12.00 Taxes:0.00
20150424-0036781

ADMINISTRATOR'S QUITCLAIM DEED

Mary K. Clinard died on November 3, 2013, without a Will. An intestate administration was opened in the Probate Court, Davidson County, Tennessee. Mike R. Smith was named as the Administrator. The Administrator is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 442019950. The Administrator, by signing this Deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the laws of intestacy, Mike R. Smith, Administrator of the Estate of Mary K. Clinard, quitclaims unto Ronald E. Clinard, a 1/3 undivided interest, Katie J. Case, a 1/6 undivided interest, Brian K. Smith, a 1/6 undivided interest, Mike R. Smith, a 1/6 undivided interest, and Kimberly A. Jones, a 1/6 undivided interest, their heirs and assigns, forever, all right, title and interest in and to the following tract of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Tract I:
Being Lot No. 3 on the Plan of Cassie Bell Estates, of record in Plat Book 8250, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mary Kathleen Case nka Mary Kathleen Clinard by warranty deed from Joe L. Wall and H. Mike Suggs, d/b/a J & M Investments, dated June 22, 1992 and of record in Book 8658, Page 958, Register's Office for Davidson County, Tennessee.

Tract II:
A tract of land, being the northerly or rear section of the Sara J. (Jones) Miller property situated in the 4th Civil District of Davidson County, Tennessee (Lakewood) and recorded in Instrument 200008300085621 pages 1 and 2 and described as follows according to a land survey by John D. McCormick – RLS #674 dated March 28, 2003:

Beginning at an existing iron rod in the northerly margin of "Cassie Bell Estates" as recorded in Plat Book 6250 Page 69, said point being the northeast corner of Lot #3 of "Cassie Bell Estates", thence South 46 degrees 13' 58" East a distance of 87.50 feet to an existing iron rod at a fence intersection; thence South 31 degrees 47' 18" West a distance of 130.00 feet to a metal fence post; thence North 48 degrees 57' 46" West a distance of 94.29 feet to a new iron rod in the easterly margins of Lot #3 of "Cassie Bell Estates"; thence 133.16 feet to the point of beginning and containing 11,804 square feet (approximately 0.27 acres) more or less,

Being the same property conveyed to Mary Case nka Mary Clinard by warranty deed from Sara J. Jones Miller and husband, Steven T. Miller, dated July 14, 2003 and of record in Instrument No. 20030930-0144364, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:
Being Lot No. 3A on the plan of "Resubdivision of Lot #3", filed for record 12/17/07 as Instrument No. 20071217-0144789, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Michael R. Smith, unmarried, by quitclaim deed from Mary Kathleen Case N/K/A Mary Kathleen Clinard and husband, Ronnie E. Clinard, dated February 29, 2008 and of record in Instrument No. 20080306-0022429, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 96 Cassie Bell Drive, Old Hickory, Tennessee 37138.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS OUR SIGNATURES this 14 day of ~~March~~ April, 2015.

Mike R. Smith, Administrator of the
Estate of Mary K. Clinard

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Mike R. Smith, Administrator of the Estate of Mary K. Clinard, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of ~~March~~ April, 2015.

DONNA McWHIRTER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Donna McWhirter
Notary Public

My commission expires: 08/31/2015

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tonya M Boharnon
Affiant

Sworn to and subscribed to before me, this the 20th day of ~~March~~ April, 2015.

Carolyn M Christoffersen
Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/03/2017