210 Leake Avenue

Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150066388 DEEDQC
Recvd: 08/10/15 14:59 2 pgs
Fees:12.00 Taxes:0.00
20150810-0079874

# PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

**ADDRESS OF OWNER:**
Patricia M. Tardy Ziegler
711 Crescent Road
Nashville, TN 37205

**SEND TAX BILLS TO:**
(SAME)

**PARCEL I.D.:**
116 14 0 057.00

Robert P. Ziegler (hereinafter referred to as the "Decedent") died on September 17, 2012, leaving a Last Will and Testament dated May 8, 1998. The Last Will and Testament was admitted to probate on October 22, 2012, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 12P-1626. The Personal Representative, Aubrey B. Harwell, Jr., is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, AUBREY B. HARWELL, JR., Personal Representative of the Estate of Robert P. Ziegler (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto PATRICIA M. TARDY ZIEGLER, (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in the 23rd Council District in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Map of Belle Meade Subdivision, as of record in Book 1130, page 3, Register's Office for said County.
>
> Said Lots adjoin and front together 120 feet on the north side of Leake Avenue and run back between parallel lines 164 feet to a dead line.
>
> BEING the same property conveyed to Robert P. Ziegler from Edward McDermott and wife, Freda C. McDermott, by Warranty Deed dated June 25,

1973, filed of record in Book 4722, page 740, in the Register's Office for Davidson County, Tennessee.

**This is improved property known as 210 Leake Avenue, Nashville, in Davidson County, Tennessee 37205.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 7th day of August, 2015.

AUBREY B. HARWELL, JR., Personal Representative of the Estate of Robert P. Ziegler

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Stephen C. Sexton, a Notary Public in and for said County and State, AUBREY B. HARWELL, JR., Personal Representative of the Estate of Robert P. Ziegler, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2015.

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 8/17/15

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***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).***