BILL GARRETT, Davidson County
Trans:T20150090210 DEEDQC
Recvd: 10/22/15 15:03 3 pgs
Fees:17.00 Taxes:0.00
20151022-0107760

THIS INSTRUMENT PREPARED BY:
RUSSELL E. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

***Map/Group/Parcel* # 33-8-95**

QUITCLAIM DEED

From: Stacey Ledbetter, administrator of the estate of Charles C. Ledbetter

SEND TAX BILLS TO:
Stacey Ledbetter
1085 Thornberry Trace
Goodlettsville, TN 37072

To: Stacey Ledbetter and Melissa Kepley

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes now Stacey Ledbetter, administrator of the estate of Charles C. Ledbetter (Grantor), and hereby quitclaims, transfers, and conveys unto Stacey Ledbetter and Melissa Kepley (Grantees) the improved real property located at 123 Hardaway Drive, Goodlettsville, Davidson County, Tennessee. The Grantees will own said property as tenants in common. A legal description of the property is as follows:

> Land in Davidson County, Tennessee, being lot No. 361, on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for said County.
>
> Said Lot fronts 78 feet on the westerly side of Hardaway Drive and runs back 163.7 feet on the northerly line and 167.3 feet on the southernly line, to a dead line in the rear on which it measures 78.08 feet.
>
> Being the same property conveyed to Karen L. Greer and husband, Morris R. Greer, by deed from Jones Lumber Company, Incorporated, of record in book 4276, page 41, Register's Office for Davidson County, Tennessee.
>
> Being the property conveyed to Charles C. Ledbetter and wife, Patricia B. Ledbetter, by deed from Karen L. Greer and husband, Morris R. Greer, of record in book 4679, page 278, Register's Office for Davidson County, Tennessee.

Patricia B. Ledbetter predeceased Charles C. Ledbetter, and upon her death Charles C. Ledbetter owned said real property in fee simple. Charles C. Ledbetter died on February 4, 2014. Stacey Ledbetter was appointed as the administrator of Charles C. Ledbetter's estate pursuant to the order entered by the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, case number 14-P-454, on April 3, 2014.

Date: 9-18-15

Stacey Ledbetter, administrator of the estate of Charles C. Ledbetter

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Stacey Ledbetter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 18 day of September, 2015.

Melissa Brown
NOTARY PUBLIC

My Commission Expires: 3-27-17

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is zero dollars ($0).

Stacey Ledbetter, administrator of the estate of Charles C. Ledbetter

Sworn to and subscribed before me,
this the 18 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 3-27-17

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY