THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Miles Edward Dempsey, Deborah Dee Simpler and Ashley Dempsey	– same --	072 16 0 220.0
1519 Hayden Drive		
Nashville, TN 37206		

Davidson County DEEDQC
Recvd: 04/21/16 10:58 4 pgs
Fees:22.00 Taxes:0.00
20160421-0038765

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **MILES EDWARD DEMPSEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTE PARRISH DEMPSEY**, by these presents, do hereby quitclaim and convey unto **Miles Edward Dempsey**, a one-third (1/3) undivided interest; unto **Deborah Dee Simpler**, a one-third (1/3) undivided interest; and unto **Ashley Dempsey**, a one-third (1/3) undivided interest, their successors, heirs and assigns, each as tenants in common, of the Estate's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, near the City of Nashville, being Lot No. 36 on the map of Porter Heights, Part Two, as of record in Book 1424, Page 79 Register's Office for said County.
>
> Said Lot No. 36 fronts 71 feet on the easterly side of Hayden Drive and runs back between lines, 171.4 feet on the southerly line and 173.6 feet on the northerly line, to a dead line in the rear, measuring 71.03 feet thereon.
>
> Being the same property conveyed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler by warranty deed to Richard R. Dempsey and wife, Betty Miles Parrish Dempsey, of record in Book 1716, page 165 Register's Office for Davidson County, Tennessee.
>
> The said Richard E. Dempsey having died testate on November 10, 2009, and his interest in said property having vested in his wife, Betty Miles Parrish Dempsey, as his surviving spouse. The said Betty Miles Parrish Dempsey having died testate on

September 5, 2015,and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 16P227; and said property having vested in Miles Edward Dempsey, Deborah Dee Simpler and Ashley Dempesy, as the sole heirs of Betty Miles Parrish Dempsey.

Betty Miles Parrish Dempsey, Bette Miles Parrish Dempsey and Bette Parrish Dempsey are one and the same person.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1519 Hayden Drive, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of April, 2016.

ESTATE OF BETTE PARRISH DEMPSEY

BY: Miles Edward Dempsey
Miles Edward Dempsey,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Elizabeth Ryder Sykes
AFFIANT

Sworn to and subscribed before me
this 21st day of April, 2016.

Linda Gaye Gaylord Dillard
NOTARY PUBLIC

My Commission Expires:

LINDA GAYE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

****

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, KENNETH M. HILL, a Notary Public in and for said County and State, personally appeared **Miles Edward Dempsey, Personal Representative of the Estate of Bette Parrish Dempsey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 21st day of April, 2016.

NOTARY PUBLIC

My Commission Expires:

MAY 8, 2018

KENNETH M. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 8, 2018

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Pogue, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Donna Pogue
Notary Public

My Commission Expires: 1-9-2018

