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.
Gloria Bernadette Ballard and Gwendolyn Ballard Patton	3802 Whitland Avenue	058 15 0 001.00
4200 West Hamilton Road	Nashville, TN 37205	
Nashville, TN 37218		

Davidson County DEEDQC
Recvd: 04/25/16 14:37 4 pgs
Fees:22.00 Taxes:0.00
20160425-0040060

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **GLORIA BERNADETTE BALLARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF HAZEL GLORIA BALLARD**, by these presents, do hereby quitclaim and convey unto **GLORIA BERNADETTE BALLARD and GWENDOLYN BALLARD PATTON**, their successors, heirs and assigns, each as tenants in common, all 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 being Lot No. 122 on the plan of Enchanted Hills Subdivision Section II as of record in Book 3700, page 27 in the Register's Office for said County.

Said Lot No. 122 fronts 210.00 feet on the northerly margin of West Hamilton Road and runs back between lines, the easterly line being 337.2 feet and the westerly line being 327.0 feet to a line in the rear measuring 39.09 feet thereon.

Being the same property conveyed to William Ballard and wife, Hazel Blaine Ballard, by deed from James P. Watkins and wife, Audrey Watkins, in Book 4290, page 65, Register's Office for Davidson County, Tennessee.

The said William Ballard died on intestate on August 25, 1979, and said property having vested in his wife, Hazel Blaine Ballard, who survived him.

The said Hazel Blaine Ballard having since died testate on April 14, 2015,and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 15P1044.

Hazel Blaine Ballard and Hazel Gloria Ballard 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 4200 West Hamilton Road, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14th day of April, 2016.

ESTATE OF HAZEL GLORIA BALLARD

BY: Gloria B. Ballard
Gloria Bernadette Ballard,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Gloria B. Ballard
AFFIANT

Sworn to and subscribed before me
this 19 day of April, 2016.

Marshall W. Butler
NOTARY PUBLIC

My Commission Expires: 9-11-17

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Marshall W. Butler, a Notary Public in and for said County and State, personally appeared **Gloria Bernadette Ballard, Personal Representative of the Estate of Hazel Gloria Ballard**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 19th day of April, 2016.

Marshall W. Butler
NOTARY PUBLIC

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires:

9-11-2017

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

