File No.

EXECUTOR'S QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160059937 DEEDQC
Recvd: 07/13/16 11:18 3 pgs
Fees: 17.00 Taxes: 0.00

20160713-0071737

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
James V. Mondelli, Attorney at Law
320 Seven Springs Way
Suite 250
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Thoeny	Same	143 020C 013.00
(NAME) 6353 Panorama Dr	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Emily J. Goddard (hereinafter referred to as the "Decedent") died on June 22, 2015, leaving a Last Will and Testament dated February 24, 2016. The Last Will and Testament was admitted to probate on March 3, 2016, in the Circuit Court of Davidson County, Tennessee, Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 16P360. The Personal Representative, James Smith, 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.

NOW THEREFOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James Smith, Administrator of the Estate of Emily J. Goddard

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Thoeny,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Harpeth Knoll of record in Plat Book 5200, page 764, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Emily J. Goddard by deed from Michael David Smith and wife, Margie Lee Smith, date February 28, 2001, of record in Instrument No 20010302-0019497, Register's Office for said County.

See Exhibit "A" Letters of Administration.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

This instrument was prepared by information furnished by the parties herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 751 Harpeth Trace Drive Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 11 th day of July, 2016.

James Smith, Administrator of the Estate of Emily J. Goddard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Smith, Administrator of the Estate of Emily J. Goddard the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand at office this 11 day of July, 2016.

Commission expires: 2-25-19

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **JAMES SMITH** DOCKET NO: **16P360**

*It appearing to the Court that **EMILY J. GODDARD** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **JAMES SMITH,** to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **March 3rd, 2016** .*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **JAMES SMITH** as **Administrator** of the estate of **EMILY J. GODDARD**, deceased, and I do further certify that **JAMES SMITH** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the 30 day of March, 2016

RICHARD R. ROOKER, Clerk

_____ D.C.