STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Martha Ann Wells Bowers
Affiant

Subscribed and sworn to before me, this 1st day of Feb, 2017.

CHRISTIAN S. HOFSTETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-11-2017

BILL GARRETT, Davidson County
Trans:T20170009593 DEEDQC
Recvd: 02/01/17 14:52 2 pgs
Fees:12.00 Taxes:0.00
20170201-0010886

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Mary A. Wells 112 Fifth Avenue North Lewisburg, TN 37091	Same	Map: 132-9 Parcel: 92

ADMINISTRATRIX'S QUITCLAIM DEED

KNOWN ALL PERSONS by Administratrix presents that **Martha Ann Wells Bowers, Administratrix of the Estate of James A. Wells**, deceased, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Letters of Administration, hereby releases, remises forever quitclaims his one-half (1/2) undivided interest unto, **Mary A. Wells, an unmarried person,** all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land situated and being in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the map of the Subdivision of certain lots in Oak Hill Subdivision No. 1 as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 85 feet on the east side of Cadillac Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Mary Avery Wells and James Allen Wells by Deed from Ruby T. Crain a/ka/ Maxine T. Crain, an unmarried person, of record in Book 8190, Pages 318-320, Register's Office for Davidson County, Tennessee. James Allen Wells died on December 17, 2015, and whose estate is administered in the Probate Court for Davidson County, Tennessee, Docket No. 16P-22.

This conveyance is made subject to any and all further restrictions, easements, encumbrances, and covenants of record.

This is improved property known as 4410 Cadillac Avenue, Nashville, Tennessee 37204.

WITNESS my hand this 1st day of February, 2017.

Martha Ann Wells Bowers

Martha Ann Wells Bowers
Administratrix of the Estate of James A. Wells

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha Ann Wells Bowers, Administratrix of the Estate of James A. Wells,** the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of Feb, 2017.

NOTARY PUBLIC

My commission expires: 9-11-2017

CHRISTIAN S. HOESKETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.