BILL GARRETT, Davidson County
Trans:T20170030440 DEEDQC
Recvd: 04/11/17 10:25 2 pgs
Fees:12.00 Taxes:0.00
20170411-0035256

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero ($0.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this 7th day of March, 2017.

Notary Public My Commission Expires: 05-06-2019

MELINDA G. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

ADDRESS NEW OWNERS:
ADRIAN T. MCDANIEL, JR.
3212 Briarwick Drive
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/ Parcel: MAP 80-8 / Parcel 341

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **ADRIAN T. MCDANIEL, JR.**, Administrator for the **Estate of DARLENE L. MORRIS**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of DARLENE L. MORRIS**, was probated in the Probate Court of Davidson County, Docket No. **14P-243** on February 20, 2014. **ADRIAN T. MCDANIEL, JR.**, was named **Administrator** for the **Estate of DARLENE L. MORRIS**. For and in consideration of the sum of Zero dollars ($0.00), in connection with the closing and distribution of the **Estate of DARLENE L. MORRIS,** of which is hereby acknowledged, **ADRIAN T. MCDANIEL, JR**, Administrator for the **Estate of DARLENE L. MORRIS**, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to **ADRIAN T. MCDANIEL, JR.** and all of his heirs and assigns, such of his right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Bordeaux Hill Addition as of record in Plat Book 4460, page 9, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darlene L. Morris of record in Book 10175, page 116, Register's Office for Davidson County, Tennessee. Darlene L. Morris died intestate on December 29th, 2013, and the property then vested in her son, Adrian T. McDaniel, Jr.

This is improved property known as 3212 Briarwick Drive, Nashville, Tennessee, 37218.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 7th day of March, 2017.

ADRIAN T. MCDANIEL, JR., Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda G. Rooker, a Notary Public, in and for said County and State, **Adrian T. McDaniel, Jr.,** 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/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 7th day of March, 2017.

Melinda G. Rooker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-06-2019

