This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans: T20170062794 DEEDQC
Recvd: 07/21/17 14:54 3 pgs
Fees: 17.00 Taxes: 0.00
20170721-0074109

New Owner:	**Send Tax Bill:**	**Map/Parcel**
KATHLEEN TATELBAUM 312 Brandiwood Court Old Hickory, TN 37138	Same	064-09-0-236.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409[a][4])

Kathleen M. Tatelbaum
AFFIANT

DANIELLE ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this July 12, 2017.

Notary Public

My Commission Expires: 10/07/2019

ADMINISTRATRIX'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that KATHLEEN TATELBAUM is the duly appointed Administratrix for the Estate of MICHAEL C. TATELBAUM, evidenced by the attached Exhibit A, Letters of Administration for the Estate of MICHAEL C. TATELBAUM, Docket Number: 16P918, which is administered in the Probate Court for Davidson County, Tennessee.

MICHAEL C. TATELBAUM and KATHLEEN M. RETO (TATELBAUM) jointly purchased the subject property on September 25, 2013, and were married on June 28, 2014. KATHLEEN TATELBAUM is the sole heir-at-law of MICHAEL C. TATELBAUM, and upon his death, his interest in the subject real property immediately vested in his wife, KATHLEEN TATELBAUM in accordance with Tenn. Code Ann. §31-2-103 and §104.

THEREFORE, FOR AND IN CONSIDERATION of the sum of -$10.00 – Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, KATHLEEN TATELBAUM, as Administratrix for the Estate of MICHAEL C. TATELBAUM, have this date bargained and sold, and do hereby release, transfer, quitclaim, and convey any and all interest which the Decedent and his Estate owns, to KATHLEEN

TATELBAUM, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76, on the plan of Section One, Southfork, of record in Plat Book 6250, page 384 and 385, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Marcella Hartless and husband, Albert I. Hartless III, to Michael C. Tatelbaum, a single person and Kathleen M. Reto, a single person, who married on June 28, 2014 and MICHAEL C. TATELBAUM having since died, by Warranty Deed of record in Instrument NO. 20131003-0103944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6250, Page 384, Plat Book 6250, Page 385; (2) Restrictions of record in Book 6596, Page 797; (3) Storm Water Detention Agreement of record in Book 6566, Page 208; (4) Charter of record in Book 6790, page 998, said Register's Office.

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.

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

This is improved property known as: 312 Brandiwood Court, Old Hickory, TN 37138.

WITNESS MY HAND this 12 day of July, 2017.

ESTATE OF MICHAEL C. TATELBAUM

By: Kathleen M. Tatelbaum
KATHLEEN TATELBAUM, *Administratrix*

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 KATHLEEN TATELBAUM, with whom I am personally acquainted, and who supplied Letters of Administration evidencing that she is the duly appointed Administratrix for the Estate of Michael C. Tatelbaum by the Probate Court for Davidson County, Tennessee, and who acknowledged that she, as Administratrix, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this July 12, 2017.

NOTARY PUBLIC
My Commission Expires: 10/07/2019

DANIELLE ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **KATHLEEN TATELBAUM** DOCKET NO: **16P918**

*It appearing to the Court that **MICHAEL CHRISTOPHER TATELBAUM** 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 **KATHLEEN TATELBAUM,** 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 **June 9th, 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 **KATHLEEN TATELBAUM** as **Administrator** of the estate of **MICHAEL CHRISTOPHER TATELBAUM**, deceased, and I do further certify that **KATHLEEN TATELBAUM** 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 9th day of June, 2016

RICHARD R. ROOKER, Clerk

_____ D.C.

EXHIBIT A