THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, ESQ., 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.
Billie Jean Harden	–Same--	083 14 0 203.01
1707 Lillian Street		
Nashville, TN 37206		

Davidson County DEEDQC
Recvd: 07/25/17 14:49 3 pgs
Fees:17.00 Taxes:0.00
20170725-0075257

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **BILLIE JEAN HARDEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY SUE HORAN**, by these presents, do hereby quitclaim and convey unto **BILLIE JEAN HARDEN**, her successors, heirs and assigns, all of the Estate's right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lots 85 and 86, Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County, said resubdivision being of record in Book 3500, page 62, Register's Office for said County.
>
> Said Lot fronts 51.20 feet on the northerly margin of Lillian Street and extends back between lines 121.38 feet on the westerly side and 121.82 feet on the easterly side to a dead line in the rear, on which it measures 51.20 feet.
>
> Being the same property conveyed by Warranty Deed from Alven S. Ghertner and wife, Jean F. Ghertner, to Betty Sue Horan, of record in Book 3890, page 544, Register's Office for Davidson County, Tennessee.
>
> The said Betty Sue Horan having died testate on March 7, 2017, and whose Estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 17P546; and said property having passed to Billie Jean Harden under the Last Will and Testament of Betty Sue Horan.

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

This is improved property known as 1707 Lillian Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20 day of July, 2017.

ESTATE OF BETTY SUE HORAN

Billie Jean Harden

BY: BILLIE JEAN HARDEN, PERSONAL REPRESENTATIVE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Elizabeth Ryder Dyke
AFFIANT

Sworn to and subscribed before me
this 24th day of July, 2017.

Linda Gayle Dillard
NOTARY PUBLIC

LINDA GAYLE DILLARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires January 9, 2018

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Marithza Ellison, a Notary Public in and for said County and State, personally appeared **BILLIE JEAN HARDEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY SUE HORAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is authorized by the **ESTATE OF BETTY SUE HORAN** to execute the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 20th day of July, 2017.

M. Ellison
NOTARY PUBLIC

My Commission Expires:
Sept. 11, 2017

MARITHZA R. ELLISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sept. 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

