QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170065748 DEEDQC
Recvd: 08/01/17 09:51 3 pgs
Fees:17.00 Taxes:0.00

20170801-0077780

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tamika Derrick, Affiant
Subscribed and sworn before me this the
1 Day of August, 2017.
Rebecca Varella, Deputy Register

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Da'Vetria Starling
Affiant

Subscribed and sworn to before me this
15 day of June, 2017.

Notary Public
My Commission expires: 1/4/2021
(affix seal)

This transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a)(3)(D)

EMMA GREENE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 4, 2021

THIS INSTRUMENT PREPARED BY: Kristal Boone, Attorney, 750 Old Hickory Blvd., Bldg. 2 Suite 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Da'Vetria T. Starling	Da'Vetria T. Starling	104-1-28
3814 Sentinel Drive	3814 Sentinel Drive	
Nashville, TN 37209	Nashville, TN 37209	11W-84585

KNOW ALL PERSONS by these presents that Tamika Derrick, the duly-appointed Executrix, a certified copy of her Letters Testamentary being attached hereto as Exhibit A, of the Estate of Margaret R. Vaughn, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 16P1229, for and in consideration of the sum of Ten and no/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 will, which was duly admitted to probate in Davidson County, Tennessee, and recorded in the Probate Court Clerks Office for said County, hereby releases, remises forever and quitclaims unto Da'Vetria T. Starling, 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 in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Second Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, Page 113, Register's Office for said County.
>
> Said Lot No. 24 fronts 57 feet on the northerly side of Sentinel Drive and runs back between parallel lines 124 feet to a dead line.

Being the same property conveyed to Lon L. Vaughn and Wife, Margaret Vaughn by deed from Billy G. Smith, C. Wade Smith, S. Ralph Smith, Orville Smith, and Thomas G. Smith, by

Billy G. Smith, Conservator, of record in Book 6190, Page 936, Register's Office for Davidson County, Tennessee; the said Lon L. Vaughn and Wife, Margaret Vaughn having since died.

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

This is improved property known as: 3814 Sentinel Drive, Nashville, TN 37209.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

WITNESS my hand this 15th day of June, 2017.

Tamika Derrick

Tamika Derrick, Executrix for the Estate of Margaret R. Vaughn

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 bargainer, Tamika Derrick, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 15th day of June, 2017.

EMMA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2021

Notary Public

My Commission expires: 1/4/2021

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **TAMIKA DERRICK** DOCKET NO: **16P1229**

*It appearing to the Court that **MARGARET R. VAUGHN** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **TAMIKA DERRICK**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **August 11th, 2016**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **TAMIKA DERRICK** as **Executrix** of the estate of **MARGARET R. VAUGHN**, deceased, and I do further certify that **TAMIKA DERRICK** is still acting **Executrix** of the estate of **MARGARET R. VAUGHN** 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 11 day of August 2016.

RICHARD R. ROOKER, Clerk

_____ D.C.