Prepared by: Rodney M. Scott, Esq., 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

| Address of New Owner: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| William L. Dodson, Jr. and<br>Deborah J. Dodson<br>128 Irvin Road<br>La Vergne, TN 37086 | (Same) | Map 73-05, Parcel 137.00<br>15D16415 MS |

# ADMINISTRATOR'S QUITLAIM DEED

WITNESSETH: That the undersigned, **Estate of Mary Joyce Dodson, by William Lewis Dodson, Jr., Administrator C. T. A., and William Lewis Dodson, Jr., and Deborah Jean Dodson, being all of the beneficiaries and heirs-at-law of the said Mary Joyce Dodson, deceased, Grantors,** for and in consideration of the sum of TEN----------($10.00) DOLLARS and other good and valuable consideration, in hand paid, at and before sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do quitclaim, grant, bargain, sell and convey unto the **Grantees, William Lewis Dodson, Jr., and Deborah Jean Dodson, brother and sister, their**, successors and assigns, as tenants in common, all that tract or parcel of real estate situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Demarius Drive at the corner of Lots Nos. 31 and 32; thence with the line between said lots northerly 150 feet to a point; thence easterly 100 feet to a point, the corner of Lots Nos. 32 and 33; thence with the line between said lots southerly 150 feet to the westerly margin of Demarius Drive; thence with the margin of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to William L. Dodson, Sr. and wife, Mary G. Dodson, by Deed from Ronald Lee Swinehart and wife, Priscilla J. Smith, dated June 4, 1965, of record in Book 3898, page 895, Register's Office for Davidson County, Tennessee. The said William L. Dodson, Sr., having died on January 1, 2001, leaving his wife, Mary J. Dodson, as surviving Tenant by the Entirety. The said Mary J. Dodson having subsequently died on February 4, 2017, directing that the aforesaid property be conveyed to the Grantees herein by the terms of her Last Will and Testament, of record in Will Book 62, page 665, Probate Clerk's Office for Rutherford County, Tennessee.

This is improved property known as 2305 Demarius Drive, Nashville, TN, 37216-3513.

This tract is subject to all other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

TO HAVE AND TO HOLD the said real estate, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees, their successors and assigns, forever, in Fee Simple.

Subject property is herein conveyed subject to Metro Nashville and Davidson County taxes for the year 2017 and subsequent years.

This conveyance is also under and subject to any and all unpaid taxes, restrictive covenants, easements and setback lines; any and all prior liens or encumbrances against the aforesaid property; any statutory rights of redemption not otherwise waived, including rights of redemption of any governmental agency, state or federal; and any matter that an accurate survey of the subject property might disclose.

The undersigned Grantors covenant with the said Grantees that the Estate of Mary Joyce Dodson is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as hereinabove set forth.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this Deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this the 10th day of August, 2017.

BILL GARRETT, Davidson County
Trans:T20170071337 DEEDQC
Recvd: 08/17/17 08:49 3 pgs
Fees:17.00 Taxes:0.00
20170817-0084386

Estate of Mary Joyce Dodson, Grantor

By: _____ ADMINISTRATOR CTA
**William Lewis Dodson, Jr., Administrator C. T. A.**

_____
**William Lewis Dodson, Jr., Grantor, individually**

_____ **(Signed August 14, 2017)**
**Deborah Jean Dodson, Grantor, individually**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Lewis Dodson, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that the foregoing Administrator's Quitclaim Deed was executed by him as Administrator C. T. A. of the Estate of Mary Joyce Dodson, deceased, as the free act and deed of said Estate, and that, being authorized so to do, he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this 10th day of August, 2017.

_____
Notary Public

My Commission expires: 10/26/2019

RODNEY M. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Lewis Dodson, Jr., individually, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that the foregoing Administrator's Deed was executed by him as his free act and deed as a beneficiary and heir-at-law of said Estate, and that, being authorized so to do, he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this 10th day of August, 2017.

_____
Notary Public

My Commission expires: 10/26/2019

RODNEY M. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah Jean Dodson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that the foregoing Administrator's Deed was executed by her as her free act and deed as a beneficiary and heir-at-law of said Estate, and that, being authorized so to do, she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this 14th day of August, 2017.

Brook Martin
Notary Public

BROOK MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-17-2019

My Commission expires: 8/17/2019

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

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

William Lewis Dodson, Jr., Affiant

Subscribed and sworn to before me this the 10th day of August, 2017.

Notary Public

My Commission expires: 10/20/19

RODNEY M. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY