FROM: **CYNTHIA FIELDER RUDOLPH and SUSAN KAY WILLS**

TO: **SUSAN KAY WILLS**

The Estate of: **MARY LEE FIELDER**

Bill Garrett Davidson County
Batch# 2898 DEEDQC
09/21/2017 10:28:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20170921-0096776

PERSONAL REPRESENTATIVE'S QUITCLAIM DEE

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

THIS INSTRUMENT WAS PREPARED BY:

LARRY H. HAGAR, ESQ.
UNDERHILL, NIEWOLD, HAGAR, UNDERHILL & EVANS
219 2nd Ave., N., Ste. 100
Market Street Building, First Floor
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is one dollar and zero cents $-1.00-

Susan K. Wills
AFFIANT

Sworn to and subscribed before me this the 13 day of Sept., 2017.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:

Susan Kay Wills
2521 Pennington Bend Rd.
Unit 101
Nashville, TN 37214

SEND TAX BILLS TO:

Same

MAP/PARCEL NO.:

052-14-0-A001.00

KNOW ALL MEN BY THESE PRESENTS that **Cynthia Fielder Rudolph and Susan Kay Wills**, the Personal Representatives of the **Estate of Mary Lee Fielder**, for and in consideration of the sum of **one dollar and zero cents ($1.00)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **Estate of Mary Lee Fielder**, the Decedent's Will having been duly admitted to probate in **Davidson County, Tennessee**, on **April 6, 2017**,

under Docket No. **16P-1504,** have bargained and sold and hereby remise, release and forever quitclaim to **Susan Kay Wills**, her heirs and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Unit No. 1, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is herebv made for a more particular description and established by master Deed in Instrument No. 20040811-0097169.

Being part of the property conveyed to Richard Puncochar, doing business as Pennington Partners in Instrument No,. 20030924-0141509, recorded 9/24/03 and re-recorded in Instrument No. 20040426-0047384, recorded 4/26/04, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel 052-14-0-A001.00 2) All matters shown on Plat recorded in Instrument No. 20040812-0097543 3) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Pennington Villas, and recorded in Instrument No. 20040811-0097169, Register's Office for Davidson County, Tennessee 4) Charter of Pennington Villas Homeowner's Association of record in Instrument No. 20040811-0097168. 5) Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030929-0143278 6) Power of Attorney of record in Instrument No. 20050818-0098607.

This property is improved property known as 2521 Pennington Bend Rd., Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Being the same property conveyed to Mary Lee Fielder from Richard Punochar. d/b/a Pennington Partners, recorded in Instrument No. 20051202-0145414, on December 2, 2005, Register's Office for Davidson County, Tennessee.

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.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of Sept., 2017.

Cynthia Fielder Rudolph
CYNTHIA FIELDER RUDOLPH

Susan Kay Wills
SUSAN KAY WILLS

Personal Representatives of the Estate of
Mary Lee Fielder

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, CYNTHIA FIELDER RUDOLPH, Personal Representative of the Estate of Mary Lee Fielder, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 13th day of Sept., 2017.

NOTARY PUBLIC

My Commission Expires: May 2, 2021

LAURY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, SUSAN KAY WILLS, Personal Representative of the Estate of Mary Lee Fielder, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 13th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ABBY H. HAGAR