PREPARED BY:

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Bill Garrett Davidson County
Batch# 50471 DEEDQC
01/23/2018 11:35:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180123-0006901

ADMINISTRATOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Nettie Jean Oakley 3734 Cedarwood Drive Nashville, TN 37216	Same	62-9-16/15DZ-29255 62-9-23 62-9-24

Know all men by these presents that Mark Edward Hughes, as Administrator of the Estate of Frank Marshall Oakley, Jr., 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 for the purpose of releasing any claim of the Estate of Frank Marshall Oakley, Jr., hereby quitclaims and conveys to Nettie Jean Bracey Oakley any and all interest that the Estate of Frank Marshall Oakley, Jr. may have in the following property:

TRACT I: Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 3 and all of Lot No. 4 on the Plan of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County.

The south 25 feet of Lot No. 3 and all of Lot No. 4 front together 125 feet on the easterly side of a 30 foot avenue and extends back between lines, 305 feet, more or less, on the northerly line of part of Lot No. 3 and 301 feet on the southerly line of Lot No. 4 to the Cumberland River and measures 125 fee t thereon.

TRACT II: A tract of land in Davidson County, Tennessee, being the easternmost portion of the south 20 feet of Lot No. 19 and the easternmost portion of Lot 20 on the Plan of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee.

The property is triangular in shape and fronts 120 feet on the westerly side a 30 foot avenue, and extends back 60 feet, more or less on the northerly line to a point on the easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the easterly margin of Cedarwood Drive to a point in the westerly side of the said 30 foot avenue.

Being the same property conveyed to Frank M. Oakley, Jr. and wife, Jean B. Oakley, from James C. Arnold and wife, Betty A. Arnold and Ruby G. Bateman Uthman of record in Book 7627, page 996, Register's Office for said County.

Nettie Jean Oakley, Nettie Jean Bracey Oakley, and Jean B. Oakley are one and the same person.

Frank M. Oakley, Jr. and Frank Marshall Oakley, Jr. are one and the same person.

Frank Marshall Oakley died in Nashville, Tennessee on April 2, 2009 while married to Nettie Jean Bracey Oakley.

This conveyance is made subject to the following:

The Plan of record in Book 547, page 62, said Register's Office shows an Owner's Certificate, and no certain easements and setback lines.

Title to that portion of the premises lying between the high and low water mark of the Cumberland River.

This is improved property known as 3734 Cedarwood Drive, Nashville, Tennessee 37216.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19 day of January, 2018.

Mark Edward Hughes, Administrator
Estate of Frank Marshall Oakley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, Mark Edward Hughes, Administrator, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of January, 2018.

Susan Long Oliver
Notary Public

My Commission Expires: 5-8-18

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON