QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Buford Manley Klaus Dieter Donnert Chasie Wilma Gourneau 311 Leo Court Nashville, TN 37211	Buford Manley Klaus Dieter Donnert Chasie Wilma Gourneau 311 Leo Court Nashville, TN 37211	Tract 1: 148-05-0 159.00 Tract 2: 119-14-0 307.00

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
315 Deaderick Street, Suite 1550
Nashville, Tennessee 37238
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Bill Garrett Davidson County
Batch# 70227 DEEDQC
03/16/2018 01:38:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20180316-0025128

Erika Donnert Pinder died intestate on February 7, 2017. On August 2, 2017, the Probate Court of Davidson County, Tennessee appointed Buford Manley as Administrator of the Estate of Erika Donnert Pinder at Docket Number 17P1237.

Buford Manley, as Administrator, by signing this Deed, releases any right the Estate of Erika Donnert Pinder has to recover this property in the event of the subsequent insolvency of the Estate. The Administrator quitclaims to **Buford Manley, Klaus Dieter Donnert and Chasie Wilma Gourneau, as tenants in common**, in fee simple absolute, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 53 on the Plan of Section I, Haywood Acres, of record in Book 2900, page 17, Register's Office for said County, described as follows:
>
> Beginning at a point in the northeasterly margin of Leo Lane, at the corner of Lots 53 and 54; thence with the line between said lots, northeasterly 136.1 feet to a corner of Lot 52; thence with the line between Lots 52 and 53, northwesterly 148.4 feet to the southerly margin of Leo Court; thence with the margin of the same, southwesterly 150 feet to a point at the beginning of a curve; thence around said curve, southerly 36.32 feet to the margin of Leo Lane; thence with the margin of said Lane, southeasterly 99.14 feet to the point of beginning.
>
> Being the same property conveyed to Erika Pindar, by Warranty Deed from Douglas Smithson of record in Book 8572, page 420, Register's Office of

Davidson County, Tennessee.

Together with all right, title and interest, if any, of the Bargainer in and to any streets and roads abutting the above described premises to the center lines thereof; together with the appurtenances and all the estate and rights of the Bargainer in and to said premises.

TRACT II:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the Plan of Stump's Sunrise Heights Subdivision, as of record in book 332, page 107, Register's Office for said County, described as follows:

BEGINNING a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northwestwardly 177.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to J.L. Pindar and Erika Pindar, herein by deed of record in Book 7755, Page 406, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Erika Pindar by quitclaim deed from J.L. Pindar, herein by deed of record in Book 10109, Page 743, Register's Office of Davidson County, Tennessee.

Said Erika Pindar and Erika Donnert Pinder being one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 12 day of March, 2018.

Buford Manley
Buford Manley as Administrator
Estate of Erika Donnert Pinder

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Ciara Kennedy, a Notary Public in and for said County and State, the within named Buford Manley as Administrator, Estate of Erika Donnert Pinder, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2018.

Ciara Kennedy
NOTARY PUBLIC

My Commission Expires: 1/03/2022

CIARA KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2022

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STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 12 day of March, 2018.

Buford Manley
Buford Manley as Administrator
Estate of Erika Donnert Pinder

Ciara Kennedy
NOTARY PUBLIC

My Commission Expires: 1/03/2022

CIARA KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2022