Bill Garrett Davidson County
Batch# 100799 DEEDQC
06/05/2018 03:08:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180605-0053939

This Instrument Prepared By:
Hudson, Reed & McCreary, PLLC
16 Public Square North
Murfreesboro, TN 37130
From information furnished by the parties

Name and Address of New Owner:

Mary Jenkins-Kline
112 Oak St.
Smyrna, TN 37167

Bartholomew Jerome Jenkins Kline
6352 Bresslyn Dr.
Nashville, TN 37205

Noelle Katheryn Hee Kline
1816 Barnwell Court
Hermitage, TN 37076

Send Tax Bills To:

Same

Map/Group/Parcel: 064120A12300CO

NO TITLE SEARCH REQUESTED
OR PERFORMED
DEED PREPARED WITHOUT BENEFIT
OF A SURVEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ADMINISTRATRIX' QUITCLAIM DEED

David William Kline died intestate on December 20, 2017. The Estate of David William Kline was opened on March 23, 2018, in the Probate Court of Rutherford County, Tennessee. Mary Jenkins-Kline, the spouse of the Decedent, was named as Administratrix of the Estate of David William Kline. The Administratrix is duly qualified. I, Mary Jenkins Kline, as Administratrix, hereby quitclaim to Mary Jenkins-Kline, Bartholomew Jerome Jenkins Kline and Noelle Katheryn Hee Kline, equally, share and share alike, all right, title and interest owned by the decedent in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 124 of Fox Run Condominium Apartments, Section 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Fox Run (Section One) of record in Book 4956, page 582, as amended in Book 6370, page 817, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on plat of record in Book 4860, page 52; together with a percentage interest in the common easements and voting percentage as set forth in Exhibit B to said Master Deed.

Said property being the same property conveyed to David Kline and Mary Jenkins-Kline by Instrument No. 20141223-0117119, in the Register's Office Davidson County, Tennessee. David Kline (aka David William Kline) died intestate on December 20, 2017, a resident of Rutherford County, Tennessee. The Estate of David William Kline was opened on March 23, 2018 in the Probate Court of Rutherford County, Tennessee. The surviving heirs-at-law of David William Kline are his wife, Mary Jenkins-Kline, and his children, Bartholomew Jerome Jenkins Kline and Noelle Katheryn Hee Kline. The said real property is now owned 66.67% by Mary Jenkins Kline, 16.67% by Bartholomew Jerome Kline and 16.66% Noelle Katheryn Hee Kline.

This conveyance is subject to any and all existing easements and restrictions of record.

This transfer is by quitclaim and solely in my capacity as Administratrix and I make no warranties about the title.

WITNESS MY HAND on this the 24th day of May, 2018.

Mary Jenkins-Kline

MARY JENKINS-KLINE, ADMINISTRATRIX
of the Estate of David William Kline

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named MARY JENKINS-KLINE, 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 (ADMINISTRATOR'S QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 24th day of May, 2018.

April Miller

Notary Public

APRIL MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 05-05-2020

Tennessee Code Annotated §67-4-409(a)(3)(D) exempts this instrument from tax and §67-4-409(a)(5) further provides the valuation oath is unnecessary.