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Prepared by and Return to:
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Karen Y Johnson Davidson County
Batch# 179075 DEEDQC
12/31/2018 10:08:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181231-0126247

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Justin Collyn McKenzie Williams Trust **c/o Rhonda E. Collins, Trustee** **2116 Quail Ridge Drive** **Nashville, TN 37207**	**SAME**	**Map 059 10 0** **Parcel 006.00**

Gina Licia McGreen Williams, also known as Gina M. Williams, (hereinafter referred to as the "Decedent") died on July 28, 2018 leaving a Last Will and Testament dated November 9, 2016. The Last Will and Testament was admitted to probate on October 2, 2018, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 18P-1608. The Personal Representative, Rhonda E. Collins, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Rhonda E. Collins, Personal Representative of the Estate of Gina Licia McGreen Williams, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Rhonda E. Collins, Trustee of the Justin Collyn McKenzie Williams Trust, (hereinafter referred to as "Grantee"), its successors and assigns, a one hundred percent (100%) interest in and to the following described property located in Nashville, Tennessee:

Map 059 10 0
Parcel 006.00

Lot No. 167 on the Plan of Treppard Heights, as of record in Book 2663, pages 64 and 65, Registers Office for said County. Said lot fronts 125 feet on the north side of Hummingbird Drive and runs back 215 feet on the east line and 300 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 154 feet.

Being the same property conveyed to Rhonda E. Collins, Personal Representative of the Estate of Gina Licia McGreen Williams, of record in ~~Book~~ Instrument # 20181228-0125763, ~~Page(s)~~ _____, recorded on December 28, 2018 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3006 Hummingbird Drive, Nashville, in Davidson County, Tennessee 37218.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 26th day of November, 2018.

Rhonda E. Collins

Rhonda E. Collins, Personal Representative of the Estate of Gina Licia McGreen Williams, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Melody Crutcher Dorsey, a Notary Public of this County, Rhonda E. Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Gina Licia McGreen Williams and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 26th day of November, 2018.

Melody Crutcher Dorsey
Notary Public
My Commission Expires: 4/20/2019

MELODY CRUTCHER DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(3)(D) OF THE TENNESSEE CODE ANNOTATED.

Rhonda E. Collins
Rhonda E. Collins, Trustee of the Justin Collyn McKenzie Williams Trust, Grantee

Sworn and subscribed to before me this 26th day of November, 2018.

My Commission Expires: 4/20/2019

Melody Crutcher Dorsey
Notary Public

RUTHERFORD COUNTY
MELODY CRUTCHER DORSEY
STATE OF TENNESSEE NOTARY PUBLIC