This Instrument Prepared By:
Whitney Sport McElroy, Esq.
Hale and Hale, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 215821 DEEDQC
04/10/2019 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190410-0032435

ADMINISTRATOR'S QUITCLAIM DEED

Address Of New Owners:	Send Tax Bills To:	Map/Group/Parcel:
John Westerlund and Erik Westerlund 2736 McLemore Road Franklin, TN 37064	Same	Map 106-07; Parcel 042

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO SECTION 67-4-409 (A)(3), TENNESSEE CODE ANNOTATED.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby expressly acknowledged, and for the purpose of making intestate distribution pursuant to the probate matter *In re: Estate of Kathy Lynn Dance, Deceased, No. P9246*, in the Probate Court of Williamson County, Tennessee at Franklin, **JOHN WESTERLUND, ADMINISTRATOR OF THE ESTATE OF KATHY LYNN DANCE (the "Grantor")**, hereby quitclaims, transfers and conveys unto **ERIK WESTERLUND (the "Grantee")**, his respective heirs and assigns, all of the right, title and interest of the said Kathy Lynn Dance, being one and the same as Kathy Westerlund, deceased, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of R. B. Sneed, unrecorded, and also being part of Lots Nos. 6, 7 & 8 on the Plan of Albert Buchanan Land, as of record in Book 843, Page 51, and is described as fronting 76.6 feet on the 25 foot lane bordering said property on the North and extending back between lines 196.6 feet on the East and 183. 3 feet on the West to a dead line and measuring 102.35 feet on said dead line, said Lot No. 8 is more particularly described as follows:

BEGINNING at a point in the southerly margin of the 25 foot lane bordering said property on the North at the northwest corner of Lot No. 7 as shown on said R. B. Sneed Map; thence, along the southerly margin of said 25 foot lane North 88 1/4 degrees West 76.6 feet to a point; thence, South 17 degrees West 183.3 feet to a point, being the same point as the northwest corner of Lot No. 4 as shown on said R. B. Sneed Map; thence, South 79 3/4 degrees East 102.35 feet to a point; thence, North 10 degrees East 196.6 feet to the point of BEGINNING.

Being the same property conveyed to John Westerlund and wife, Kathy Westerlund, of record in Book 11530, Page 429, Register's Office for Davidson County, Tennessee, said Kathy Westerlund being one in the same as Kathy Lynn Dance, the parties having subsequently divorced pursuant to that Final Decree of Divorce in that certain case styled *John Arthur Westerlund v. Kathy Lynn Westerlund* in the Circuit Court for Davidson County, Tennessee, Docket No. 02D-1339, resulting in John Westerlund and Kathy Lynn Dance each owning 50% of the property as tenants in common, said Kathy Lynn Dance having died intestate on June 9, 2017, leaving Erik Westerlund has her sole heir-at-law.

This is the same description as in the previous deed of record. A thorough title examination was not requested nor preformed in preparation of this Administrator's Quitclaim Deed.

This is improved property known as: **625 Cornelia Court, Nashville, Tennessee 37217.**

WITNESS my hand this 8 day of April, 2019.

JOHN WESTERLUND,
ADMINISTRATOR OF THE ESTATE
OF KATHY LYNN DANCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Whitney McElroy, the undersigned, a Notary Public, in and for said State and County, John Westerlund, Administrator of the Estate of Kathy Lynn Dance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as Administrator, but no further or otherwise.

Witness my hand and official seal this the 8th day of April, 2019.

My Commission Expires: 05-01-2021

Notary Public

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

