NEW OWNER:

Lora Seligmann
4004 Sleepy Hollow Way
Mt. Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map & Paracel: 062 15 0 054.00

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
109 North Castle Heights Avenue
Lebanon, TN 37087

PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 217810 DEEDQC
04/15/2019 10:55:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190415-0034097

ADMINISTRATRIX'S QUITCLAIM DEED

MARY HU McNABB died intestate on August 19, 2018, survived by Lora Seligmann as her sole heir-at-law. Probate of the Estate of Mary Hu McNabb was commenced on October 8, 2018, in Probate Court for Wilson County, Tennessee. Lora Seligmann was appointed and duly qualified as Administratrix of the Estate. The Administratrix, by signing this Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of Tennessee Code Annotated §31-2-104, Lora Seligmann, Administratrix of the Estate of Mary Hu McNabb, quitclaims unto **LORA SELIGMANN**, her heirs and assigns, forever, all right, title and interest in and to the following tractsor parcel of land, situate and lying in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section III, Sutherland Heights, as of record in Book 2663, Page 117, Register's Office for said County.

Said lot fronts 100 feet on the east side of Western Hills Drive and runs back 294.2 feet on the south line and 277.1 feet on the north line to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to Robert E. McNabb and wife, Mary Hu M. McNabb, by warranty deed from Harlan Construction Co., Inc., a Tennessee corporation, of record in Book **3157**, Page **43**, Register's Office for Davidson County, Tennessee. Robert E. McNabb died on October 4, 2017, vesting title in Mary Hu M. McNabb. Mary Hu M. McNabb and Mary Hu McNabb are one and the same person.

These description is the same as in the prior deed.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS MY SIGNATURE this 12 day of April, 2019.

LORA SELIGMANN
Administratrix of the Estate of
Mary Hu McNabb, Deceased

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, Lora Seligmann, Administratrix of the Estate of Mary Hu McNabb, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of April, 2019.

Notary Public

My commission expires: April 28, 2020

LAURA R. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the property to the beneficiary.