This instrument prepared by:
Amy Broom Pollina, Attorney at Law
117 North Maple St.
Murfreesboro, TN 37130

SEND TAX BILLS TO NEW OWNER:
William A. Beckham
201 Delvin Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 243062 DEEDQC
06/13/2019 11:28:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190613-0056874

Map: 148-2
Parcel: 50

Exempt from Transfer Tax by T.C.A. § 67-4-409(a)(3)(D)

ADMINISTRATOR'S QUITCLAIM DEED

That FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and pursuant to the Administration of the Estate of Mildred Lucile Beckham of record in the Davidson County Clerk & Master's Office in Nashville, Tennessee, Case Number 18P-1164, I, the undersigned, William A. Beckham, as Administrator of the Estate of Mildred Lucile Beckham, deceased, do hereby remise, release and quitclaim to William A. Beckham a one third (1/3) undivided interest, Virgil E. Beckham a one third (1/3) undivided interest, Kecia Lee Estrada-Arreola a one sixth (1/6) undivided interest, and Kimberly Dawn Garcia a one sixth (1/6) undivided interest, of all of the right, title, and interest of the Decedent and the Decedent's estate in and to that certain parcel of real estate located in Davidson County, Tennessee being more particularly described as follows, to-wit:

Being Lot No. 90, on the plan of Luna Heights, Section III, of record in Book 2900, page 138, Register's Office for said County, as follows:

Said Lot No. 90 fronts 89.9 feet on the easterly side of Luna Court and runs back 181 feet on the northerly line and 266 feet on the southerly line to a dead line, which is a broken line, on which it measures 185 feet.

Being the same property conveyed to Robert H. Beckham and wife, Mildred Lucile Beckham, from Cheek & Jones, Inc. of record in Book 4301, Page 40 of the Register's Office, Davidson County, Tennessee. The said Robert H. Beckham having died on July 5, 2008, intestate, a resident of Davidson County, Tennessee, leaving Mildred Lucile Beckham as the surviving tenant by the entirety.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH BY AMY BROOM POLLINA, ATTORNEY, AND WAS BASED OFF OF THE INFORMATION PROVIDED BY THE PARTIES AND THE PRIOR DEED IN THE CHAIN OF TITLE. THE PREPARER OF THE DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR THE ACCURACY OF THE DESCRIPTION.

WITNESS my hand this the 3 day of June, 2019.

Estate of Mildred Lucile Beckham

William A. Beckham

by: William A. Beckham
Administrator of the Estate of
Mildred Lucile Beckham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named William A. Beckham with whom I am personally acquainted and who, upon oath acknowledged himself to be the Administrator of the Estate of Mildred Lucile Beckham, the bargainor, and that he as such Administrator being authorized so to do, executed the within and foregoing (Administrator's Quitclaim Deed) instrument for the purposes therein contained, by signing the name of the Estate by himself as such Administrator.

WITNESS MY HAND and official seal at office in Nashville Tennessee, on this the 3 day of June, 2019.

Terri A. Sharpe

Notary Public
My Commission Expires: 5-2-2022

TERRI A. SHARPE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022