Karen Johnson Davidson County
Batch# 249293 DEEDQC
06/27/2019 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190627-0062271

THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Tatiana J. Kennedy	–Same–	105 05 0 252.00
702 Vanderhorst Drive		
Nashville, TN 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, we, **TATIANA J. KENNEDY and KAREN RANKINS, CO-ADMINISTRATORS OF THE ESTATE OF MARY RANKINS SMITH**, by these presents, do hereby quitclaim and convey unto **TATIANA J. KENNEDY**, her successors, heirs and assigns, all of the Estate's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 67 on the Map of Bransford Realty Company's Subdivision of the north part of the A.B. Hill Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for said County. Said lot fronts 40 feet on the southerly side of Argyle Avenue and runs back between parallel lines, along the westerly margin of 11th Avenue South, 145 feet to an alley.

Being the same property conveyed to Mary La'Llellhyn Rankins-Smith by an Affidavit of Inheritance from the estate of Callie Beatrice Abernathy, of record in Instrument No. 20180725-0072459, Register's Office for Davidson County, Tennessee. See Book 4204, page 860 for previous deed of record.

Mary La'Llellyhn Rankins-Smith and Mary Rankins Smith are one and the same person.

Mary Rankins Smith having died intestate and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 19P325; and her interest in said property vested in her sole heir, Tatiana J. Kennedy.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1101 Argyle Avenue, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19th day of June, 2019.

ESTATE OF MARY RANKINS SMITH

BY: _____
Tatiana J. Kennedy
Co-Personal Representative

BY: _____
Karen Rankins
Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

_____
AFFIANT

Sworn to and subscribed before me
this 19th day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2021

* * * * * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Gayle Dillard, a Notary Public in and for said County and State, personally appeared **Tatiana J. Kennedy, Co-Personal Representative of the Estate of Mary Rankins Smith**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 19th day of June, 2019.

LINDA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2021

Linda Gayle Dillard
NOTARY PUBLIC

My Commission Expires:

* * * * * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Ryder Sykes, a Notary Public in and for said County and State, personally appeared **Karen Rankins, Co-Personal Representative of the Estate of Mary Rankins Smith**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 20th day of June, 2019.

Elizabeth Ryder Sykes
NOTARY PUBLIC

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-5-2019

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne E. Neeley

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019