Karen Johnson Davidson County
Batch# 249293 DEEDQC
06/27/2019 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190627-0062272

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–	119 04 0 089.00
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:

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Lawndale Drive at the corner of Lots Nos. 118 and 119; thence with the line between said lots southwardly 230.1 feet to the corner of Lots. Nos. 117 and 118; thence with the line between said lots westwardly 227.2 ft. to the easterly margin of Thompson Lane; thence with said Lane northwardly 204.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a northeasterly direction 39.3 feet to the southerly margin of Lawndale Drive; thence with said Drive eastwardly 196.7 feet to the beginning.

Being the same property conveyed to Mary L. Smith by Executor's Quitclaim Deed from William H. Dale, Jr., Executor of the estate of Ada Frances Perry, of record in Instrument No. 20110308-0018615, Register's Office for Davidson County, Tennessee.

Mary L. 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 340 Lawndale Drive, Nashville, Tennessee 37217.

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
MY COMMISSION EXPIRES 11-8-2019

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

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.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019