Karen Johnson Davidson County
Batch# 252425 DEEDQC
07/03/2019 03:25:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190703-0065342

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valarie A. Nolen Terry Wayne Nolen, Jr. Ronald Dean Nolen, Jr. Carol Rhea Nolen 212 Twin Hills Drive Madison, Tennessee 37115	Same	034 07 0 043.00

Whereas, Carol Anne Nolen owned a portion of certain real property in Davidson County, Tennessee, described below;

Whereas, Carol Anne Nolen died intestate and said property passed to her heirs at law under the Tennessee laws of intestacy; and

Whereas, the parties wish to document this transfer;

Now, therefore, pursuant to the Tennessee laws of intestacy, TERRY WAYNE NOLEN, JR., Administrator of the Estate of Carol Anne Nolen, duly appointed by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 16P-1116, hereinafter "Grantor," does hereby quitclaim and by these presents does transfer and convey unto Valarie A. Nolen, her heirs and assigns, as to a one-quarter undivided interest, Terry Wayne Nolen, Jr., his heirs and assigns, as to a one-quarter undivided interest, Ronald Dean Nolen, Jr., his heirs and assigns, as to a one-quarter undivided interest, and Carol Rhea Nolen, her heirs and assigns, as to a one-quarter undivided interest, as tenants in common, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section III, Shephard Hills, of record in Book 2900, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 160 feet on the southwesterly side of Twin Hills Drive, and extends back 247 feet on the northwesterly line and 295.7 feet on the southeasterly line, to a dead line in the rear on which it measures 157.9 feet.

Being the same property conveyed to Carol Anne Nolen by Quitclaim Deeds from Wilda T. Newman and J. L. Newman, of record in Book 11276, page 20, of record in Book 11309, page 23, of record at Instrument No. 200008290085443, and of record at Instrument No. 200110213-0013839, Register's Office for Davidson County, Tennessee.

This improved property is known as 212 Twin Hills Drive, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in his fiduciary capacity only and not individually.

WITNESS my hand this 2 day of July, 2019.

ESTATE OF CAROL ANNE NOLEN

Terry Wayne Nolen JR

TERRY WAYNE NOLEN, JR., Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ERIK THORNGREN, a Notary Public in and for said County and State, TERRY WAYNE NOLEN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Administrator of the Estate of Carol Anne Nolen and that as such Administrator he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 2nd day of July, 2019.

Notary Public

ERIK THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 3/17/2020

My Commission Expires:

3/17/20

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).