Karen Johnson Davidson County
Batch# 296848 DEEDQC
10/07/2019 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191007-0102381

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.
Patricia Ballard Davenport	–Same–	073 09 0 103.00
1814 Guest Drive		
Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, I, **PATRICIA BALLARD DAVENPORT, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN EDWARD BALLARD**, by these presents, do hereby quitclaim and convey unto **PATRICIA BALLARD DAVENPORT**, 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. 396 on the plan of "Section Three Burchwood Gardens, of record in Book 2900, page 116, Register's Office for said County.
>
> Said Lot No. 396 fronts 80.63 feet on the southwesterly margin of Guest Drive and extends back 141.65 feet on the northwesterly line and 152.33 feet on the southeasterly line to a dead line in the rear, measuring 81.40 feet thereon.
>
> Being the same property conveyed to Allen E. Ballard and wife, Sarah H. Ballard, by Deed, dated July 29, 1992, from Penelope A. Adgent and husband, Robert B. Adgent, of record in Book 8688, Page 981, Register's Office for Davidson County, Tennessee.
>
> The said Sara H. Ballard having predeceased Allen Edward Ballard and her interest in said property vested in her husband, Allen Edward Ballard. The said Allen Edward Ballard, having died testate and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 19P1325; and his interest in said property vested in his sole heir, Patricia Ballard Davenport.

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 1814 Guest Drive, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of October, 2019.

ESTATE OF ALLEN EDWARD BALLARD

BY: Patricia Ballard Davenport
Patricia Ballard Davenport
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Patricia Ballard Davenport
AFFIANT

Sworn to and subscribed before me
this 2nd day of OCTOBER, 2019.

NOTARY PUBLIC

My Commission Expires: 03.08.2022

KENNETH M. HILL-WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, KENNETH M HILL-WRIGHT, a Notary Public in and for said County and State, personally appeared **Patricia Ballard Davenport, Personal Representative of the Estate of Allen Edward Ballard**, 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 2nd day of OCTOBER, 2019.

NOTARY PUBLIC

My Commission Expires:

03.08.2022

KENNETH M. HILL-WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

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