Karen Johnson Davidson County
Batch# 317820 DEEDQC
11/20/2019 11:44:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191120-0119920

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL IDS
Alice Frost 5035 Smiley Rd Chapel Hill, TN 37034	Alice Frost 5035 Smiley Rd Chapel Hill, TN 37034	070050030.00 070050032.00 070050033.00 070050035.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MISTY CRAIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

The actual consideration for this transfer is NONE.

Mary L Overstreet
MARY L. OVERSTREET, Administrator C.T.A

SUBSCRIBED AND SWORN to before me, misty crain, by MARY L. OVERSTREET. this 15th day of Nov, 2019.

misty crain
Notary Public
My Commission Expires: My Commission Expires August 21, 2023

Whereas, James I. Overstreet and wife Jessie E. Overstreet owned certain real property in Davidson County, Tennessee, as tenants by the entirety, described on Exhibit A attached hereto (the "Property");

Whereas, James I. Overstreet died on May 5, 2012, and his interest in the Property vested in his wife Jessie E. Overstreet;

Whereas, Jessie E. Overstreet died testate on November 22, 2018 and devised the Property to certain beneficiaries by her Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 19P-1027;

Whereas, all the beneficiaries named in the Last Will and Testament of Jessie E. Overstreet predeceased Jessie E. Overstreet;

Whereas, pursuant to Tennessee's law of intestacy, the Property vested in Jessie E. Overstreet's sole heir at law, Lisa Overstreet Corbett;

Whereas, Lisa Overstreet Corbett disclaimed any interest in the Property by instrument filed with Seventh Circuit Court for Davidson County, Tennessee, Docket Number 19P-1027, resulting in said property passing by intestate succession to James E. Gann, Alice Frost, Kenneth Gann and Brenda K. Harrison as tenants in common, each owning a one-fourth (1/4) undivided interest;

Whereas, James E. Gann died testate on October 14, 2019 and by his Last Will and Testament devised his entire estate to his wife Betty Sue Gann;

Whereas the parties wish to execute this deed to document that Alice Frost, Kenneth Gann, Betty Sue Gann and Brenda K. Harrison are the owners of the Property, as tenants in common each owning a one-fourth (1/4) undivided interest;

Now, therefore, Mary L. Overstreet, Administrator C.T.A of the Estate of Jessie E. Overstreet, ("Grantor") hereby transfers, conveys and quitclaims all of Grantor's right, title and interest in the Property as follows:

(i) a one-fourth (1/4) undivided interest in the Property to BETTY SUE GANN, her heirs and assigns, as a tenant-in-common;

(ii) a one-fourth (1/4) undivided interest in the Property to ALICE FROST, her heirs and assigns, as a tenant-in-common;

(iii) a one-fourth (1/4) undivided interest in the Property to BRENDA K. HARRISON, her heirs and assigns, as a tenant-in-common; and

(iv) a one-fourth (1/4) undivided interest to in the Property to KENNETH GANN, his heirs and assigns, as a tenant-in-common.

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

WITNESS my hand this 15th day of NOV, 2019.

MISTY CRAIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Mary L Overstreet
MARY L. OVERSTREET, Administrator C.T.A. of the Estate of Jessie E. Overstreet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Misty Crain, a Notary Public, MARY L. OVERSTREET with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Administrator C.T.A. of the Estate of Jessie E. Overstreet and that as such Administrator C.T.A. she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of NOV, 2019.

Misty Crain
Notary Public
My Commission Expires: My Commission Expires August 21, 2023

EXHIBIT A

Parcel ID: 070050030.00 & 070050032.00

Land in Davidson County Tennessee, being part of lot No. 13 on the Map of Alpine Terrace, as of record in book 421, page 131, Register's Office for said County, described as follows:

Beginning on the westerly margin of Stivers Street at a point 190 ½ feet south of the southerly margin of an alley, said point being the southeast corner of the property conveyed to Mary Waddy by deed from F. E. Pfeiffer and wife, of record in book 794, page 3, said Register's Office; thence westwardly with said Waddy's southerly line, 175 feet to the easterly margin of a proposed alley; thence with said alley, southerwardly 70 feet to the southerly margin of said proposed alley; thence with same westwardly 84 feet to the easterly margin of another alley; thence with the last mentioned alley southwardly 52 feet to the northwest corner of the property conveyed to E.W. Connell and wife, by deed from F.E. Pfeiffer and wife, of record in book 1006, page 171, said Register's Office; thence with said Connell's northerly line eastwardly 231 feet, more or less, to the westerly margin of Stivers Street; thence with said street northwardly 145 feet to the beginning.

Being the same property conveyed to James I. Overstreet and wife Jessie Overstreet by deed of record in Book 2691, Page 24, Register of Deeds Davidson County, Tennessee. James I. Overstreet died on May 5, 2012 and his interest vested in his wife Jessie Overstreet.

Parcel ID: 070050033.00

Part of Lot No. 13 on the map of Alpine Terrace of record in Book 421 at page 131 in the Register's Office of Davidson County, and described according to a copy of survey thereof by George W. Watkins, surveyor, dated March 25th, 1949, as follows:

Beginning at point in the westerly margin of Stivers Street 120 feet south of the southerly margin of a 15' alley which lies along the north line of Lot No. 13 and which alley was taken from said lot 13, this said beginning point being the southeast corner of the property conveyed to Copeland by deed of record in Book 1431 at page 468 in the said Register's Office; thence along Copeland's southerly line and along his line extended north 78°west 180 feet to the easterly margin of a proposed 20' alley; thence with the margin of the said alley southerly 28 ½ feet to a post at the northwest corner of the property conveyed to Baird by deed of record in Book 1160 at page 408 in the said Register's office; thence with Baird's north line south 65° east 175 feet to a post in the westerly margin of Stivers Street; thence with the margin of Stivers Street north 28° east seventy feet to the beginning; being subject to a permanent easement 5' in width, the centerline of which is to begin in the right-of-way of Stivers Street where the waterline of the Metropolitan Government of Nashville & Davidson County, Tennessee, ends and is to continue along the property line formerly known as Copeland's line in a westerly direction approximately180 feet to the easterly line of the Hubert E. Lyle Jr. property.

Being the same property conveyed to James I. Overstreet and wife Jessie Overstreet by deed of record in Book 5746, Page 114, Register

of Deeds Davidson County, Tennessee. James I. Overstreet died on May 5, 2012 and his interest vested in his wife Jessie Overstreet.

Parcel ID: 070050035.00

The northeasterly part of Lot No. 13 on the map of Alpine Terrace as of record in Book 421 at page 131 in the Register's Office of Davidson County, described as follows:

Beginning at the southwest corner of Stivers Street and an alley at the northeast corner of Lot No. 13; thence with the southerly margin of the said alley westwardly 118 feet to a stake; thence southeastwardly one hundred feet to a stake; thence eastwardly 66 feet to a stake in the westerly margin of Stivers Street; thence with Stivers Street northwardly 120 feet to the beginning.

Being the same property conveyed to James I. Overstreet and wife Jessie Overstreet by deed of record in Book 5746, Page 114, Register of Deeds Davidson County, Tennessee.

A permanent easement for an overflow four feet in width running from the westerly common property line of Henry E. Sellers and wife Nellie L. Sellers, and Hubert E. Lyle, Jr., as recorded in the Henry E. Sellers et. ux. deed of record in Book 2296 at page 38 and the Hubert E. Lyle Jr. deed of record in Book 461 at page 911, Tract No. 2, in an easterly direction not to exceed 118 feet or past the margin of the alley at the westerly side of said Tract No. 2.

Being the same easement conveyed to James I. Overstreet and wife Jessie Overstreet by deed of record in Book 5746, Page 114, Register of Deeds Davidson County, Tennessee. James I. Overstreet died on May 5, 2012 and his interest vested in his wife Jessie Overstreet.