THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 323240 DEEDQC
12/02/2019 03:19:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191202-0123907

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID: #
ANDREW JOYCE 189 Brian Circle Antioch, TN 37013	Same	173040A02800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Kimberly D Joyce
KIMBERLY D. JOYCE

SUBSCRIBED AND SWORN to before me by KIMBERLY D. JOYCE this 27 day of Nov, 2019.

ANNA MARIE SUMMIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 09.27.2022

Whereas, Harold Ray Joyce owned certain real property in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein;

Whereas, Harold Ray Joyce died intestate;

Whereas, Harold Ray Joyce's sole heir at law under the Tennessee laws of intestacy is his son Andrew Joyce.

Now, therefore, pursuant to the Tennessee laws of intestacy, KIMBERLY D. JOYCE, ADMINISTRATOR OF THE ESTATE OF HAROLD RAY JOYCE, duly appointed by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 19P-1205, (Grantor), does hereby transfer, convey and quitclaim all of Grantor's' right, title and interest in the property described on Exhibit A attached hereto and incorporated herein by reference to ANDREW JOYCE, his heirs and assigns.

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

WITNESS my hand this 27 day of November, 2019.

KIMBERLY D. JOYCE, Administrator of the Estate of Harold Ray Joyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me KIMBERLY D. JOYCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Administrator of the Estate of Harold Ray Joyce and that she as such Administrator executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 27 day of Nov, 2019.

ANAKARINA LUMMIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 08.22.2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28, on the plan of Oak Highlands, Phase One, as shown on plat of record in Plat Book 6900 page 432, 434, and 435, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Harold Ray Joyce by deeds of record in Book 10003, page 324 and instrument No. 20140121-0005170, R.O.D.C.

The property address is 189 Brian Circle, Antioch, TN 37013.