Karen Johnson Davidson County
Batch# 330872 DEEDQC
12/17/2019 11:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191217-0130128

THIS INSTRUMENT PREPARED BY:

STEPHANIE J. EDWARDS
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
(615) 627-4444
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sedwards@howardmobley.com

STATE OF ALABAMA)
COUNTY OF MADISON)

The actual consideration or value, whichever is greater, for this transfer is $NONE

William D Mullins
AFFIANT

Subscribed and sworn to before me this 9 **day of** December **, 2019.**

TYRANNIE PAGE NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My Commission Expires: My Commission Expires 07/30/202

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
William D. Mullins 721 Woodbine Rd. Huntsville, AL 35802	-SAME-	107 14 0 150.00

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that William D. Mullins, Administrator of the Estate of Charlotte Ann Mullins, deceased (the "decedent"), who died on November 14, 2017, in connection with the distribution of the intestate estate of the decedent, hereby releases, remises and quitclaims unto William D. Mullins all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 9 day of December, 2019.

William D. Mullins

William D. Mullins, Administrator

STATE OF ALABAMA)
COUNTY OF MADISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Mullins, Administrator, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of December, 2019.

Notary Public

My Commission Expires: My Commission Expires 07/30/2

My Commission Expires 07/30/2023

TYRANNIE PAGE NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 107 fronts 70 feet on the easterly side of Kirby Drive, and extends back between parallel lines 143 feet to a dead line.

Being the same property conveyed to William David Mullins and wife, Charlotte Ann Mullins, by deed from William Gifford and wife, Sue Gifford, of record in Book 5726, page 320, Register's Office for Davidson, Tennessee.

William David Mullins predeceased Charlotte Ann Mullins on January 4, 2006.

This is improved property known as 1010 Kirby Ave., Nashville, Tennessee 37217.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

