Karen Johnson Davidson County
Batch# 345247 DEEDQC
01/17/2020 03:23:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200117-0006560

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Reece Nolan Bennett 213 Warwick Park Lane Franklin, TN 37069	Same	Map 142 04 0A 201.00

IN ORDER TO ADMINISTER THE ESTATE OF **JOHN ANDREW FRAZIER**, the Administrator, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **REECE NOLAN BENNETT**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of Belle Forest, as of record in Plat Book 5200, page 167, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to John Frazier by Warranty Deed from Laurie Kopansky, now known as Laurie Markel, a married person of record in Instrument No. 2013004-0104775, Register's Office for Davidson County, Tennessee.

On January 23, 2019, John Andrew Frazier's probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19P-80, and Reece Nolan Bennett was appointed as the Administrator of the Estate. The sole heir of the Estate of John Andrew Frazier is Reece Nolan Bennett. A copy of the TennCare Release is attached as **Exhibit A**.

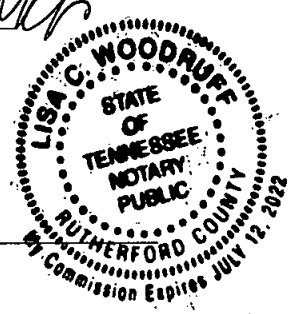
The foregoing conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; (f) all applicable government and zoning regulations and (g) all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 8 day of January, 2020.



NOTARY PUBLIC

My Commission Expires:

This is improved property known as 214 Old Hickory Blvd., Unit 201, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Administrator's Quitclaim Deed solely in his official capacity as Administrator and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Administrator's Quitclaim Deed this 8 day of January, 2020.

ESTATE OF JOHN ANDREW FRAZIER

REECE NOLAN BENNETT, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **REECE NOLAN BENNETT** with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that he has the full power and authority to execute the foregoing Administrator's Quitclaim Deed on behalf of the Estate of John Andrew Frazier and acknowledged that he is the Administrator of the Estate of John Andrew Frazier, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Administrator's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of John Andrew Frazier.

Witness my hand and official seal this 8th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 09/27/2023.

FORREST L. MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 27, 2023