PERSONAL REPRESENTATIVE DEED

This document was prepared by:

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Karen Johnson Davidson County
Batch# 452286 DEEDWARR
08/07/2020 08:43:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200807-0087911

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Melissa T. England 225 Chapman Road Goodwater, Alabama 35072	Same as New Owner	150-12-A-144C0 02DX09168

Pursuant to her duties and responsibilities as the Personal Representative of the **Estate of Michael Wayne England ,** with a copy of the Letters Testamentary attached hereto, **Melissa T. England** (hereinafter called the "Grantor"), does transfer and convey all of the interest of Michael Wayne England in the below listed real property unto **Melissa T. England** (hereinafter called the "Grantee"), a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 636 on the Plan of Phase V-C Somerset, of record in Book 7900, Page 592, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.
>
> Being a part of the same property conveyed to Michael W. England and Suzanne M. Abel by deed from Phillips Builders, Inc. of record at Book 9474, Page 912 Registers Office for Davidson County, Tennessee.

Being a part of the same property claimed by an Affidavit of Heirship by Marlene Generva Able of the interest of Suzanne M. Abel (deceased) of record as Document # 20200707-0072811 Registers Office for Davidson County, Tennessee and then Quit Claim by Marlene Generva Able to Melissa T. England as Document # 20200727-0081860 Registers Office for Davidson County, Tennessee.

This is improved property known as at 1213 Quaise Moor East, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, his/her/its heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 3rd day of August, 2020.

Melissa T. England

Melissa T. England
Personal Representative
Estate of Michael Wayne England

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Melissa T. England ,** the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 3rd day of August, 2020.

Jo Lynn Mangrum

Notary Public

My Commission Expires: 03/07/2023

JO LYNN MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Melissa T. England

Melissa T. England
Personal Representative
Estate of Michael Wayne England

Subscribed and sworn to before me this the 3rd day of August, 2020.

Jo Lynn Mangrum

Notary Public

My commission expires: 03/07/2023



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **MELISSA THORNTON ENGLAND** DOCKET NO: **20P885**

*It appearing to the Court that **MICHAEL WAYNE ENGLAND** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **MELISSA THORNTON ENGLAND**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this June 20th, 2020.

RICHARD R. ROOKER, CLERK

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **MELISSA THORNTON ENGLAND** as **Executrix** of the estate of **MICHAEL WAYNE ENGLAND**, deceased, and I do further certify that **MELISSA THORNTON ENGLAND** is still acting **Executrix** of the estate of **MICHAEL WAYNE ENGLAND** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 18th day of June, 2020

RICHARD R. ROOKER, CLERK

_____ D.C.