Prepared by:
David O. Huff, Esq.
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Karen Johnson Davidson County
Batch# 468098 DEEDQC
09/01/2020 02:03:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200901-0099382

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number
Jennifer Darlene (Schmidt) Mangrum 534 Creek Point Mt. Juliet, TN 37122	Same	108160038.00

EXECUTRIX'S QUITCLAIM DEED

Know all persons by these presents that Jennifer Darlene (Schmidt) Mangrum, the duly appointed Executrix of the Estate of Denise Etta Schmidt, deceased (the "Decedent"), who died on February 15, 2020, and whose estate is open and being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 20P-694, for and in consideration of the sum of Ten and no/100 ($10.00), cash in hand paid, and other and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament which was duly admitted to probate and of record at the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto Jennifer Darlene (Schmidt) Mangrum, all interest of Decedent and Decedent's estate in and to that certain tract or parcel of land in Davidson County, Tennessee, described more particularly in 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 28 day of August, 2020.

Jennifer S. Mangrum

Jennifer Darlene (Schmidt) Mangrum, Executrix
of the Estate of Denise Etta Schmidt

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Darlene (Schmidt) Mangrum, Executrix of the Estate of Denise Etta Schmidt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2020.

Kristen Gibbs
NOTARY PUBLIC

KRISTEN GIBBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/2023

The actual consideration or value, whichever is greater, for this transfer, is Zero ($0.00) Dollars.

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

Jennifer S. Mangrum
Affiant

Subscribed and sworn before me this 28th day of August, 2020.

Kristen Gibbs
NOTARY PUBLIC

My Commission Expires: 6/26/2023

KRISTEN GIBBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 54-A on the Plan of Lakeview Hills Section 2 of record in Plat Book 5200, page 687, and amended by document of record in Book 6235, page 60, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Denise E. Schmidt, unmarried, by Warranty Deed from Michael Austin, unmarried, of record in Book 10967, page 208, Register's Office for Davidson County, Tennessee.