This Instrument Prepared by:
Randy L. Snow
Attorney at Law
2110 Stillwell Ct.
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 551893 DEEDQC
01/11/2021 12:20:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210111-0004676

Address of Owner:
Jeri Lisa McClain
500 Holt Valley Road
Nashville, TN 37221

Send Tax Bills to:
Same

Map-Parcel Numbers:
128 11 0 001.00

FIDUCIARY QUITCLAIM DEED

WHEREAS, Joyce Wilma Deavers died on November 15, 2019 intestate; and

WHEREAS, a petition to appoint an Administratrix was admitted on June 11, 2020 in the Seventh Circuit Court for Davison County, Tennessee, Probate Division, Docket No. **20P411**; and

WHEREAS, Jeri Lisa McClain was appointed Administratrix of the intestate Estate of Joyce Wilma Deavers; and

WHEREAS, the Administratrix was duly qualified, all debts of the decedent have been paid, and no estate and inheritance taxes are owed; and

WHEREAS, the Administratirx desires to transfer said real property to Jeri Lisa McClain as the sole beneficiary of the decedent's residuary estate.

NOW, THEREFORE, as a distribution from the Estate of Joyce Wilma Deavers and for no other consideration , I, Jeri Lisa McClain, Administratrix, by these presents hereby quitclaim and convey unto Jeri Lisa McClain, her heirs and assigns, all right, title, and interest in the following described tract or parcel of land in Davidson County, Tennessee:

BEING Lot No. 40 on the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County.

BEGINNING at a point in the northerly margin of Holt Valley Road, at the common front corner of Lots 39 and 40; thence with the line between said two lots northerly 118 feet to a concrete monument; thence with the line between Lots 40 and 41, 124.40 feet to a point in the easterly margin of Meadow Lane Drive; thence with the Margin of the same southerly 68.55 feet to a concrete monument at the beginning Of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet To a concrete monument in the northerly margin of Holt Valley Road; thence with the

margin of the same easterly 90 feet to the point of beginning;

BEING the same property conveyed to Joyce Wilma Deavers by Deed dated September 10, 1976, from Ralph Douglas Deavers and Joyce Wilma Deavers, in Book 5081, page 45, Register's Office for Davidson County, Tennessee.

This description was taken from Book 5081, Page 46, Register's Office for Davidson County, Tennessee.

This is improved property known as 500 Holt Valley Road, Nashville, Tennessee 37221.

By signing this deed, the Administratrix releases any right she may have to recover this property in the event of the subsequent insolvency of the Estate of Joyce Wilma Deavers.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOFF, the undersigned has hereunto set her had on this the 29th day of July, 2020.

ESTATE OF JOYCE WILMA DEAVERS

By: Jeri Lisa McClain

Jeri Lisa McClain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jeri McClain, a Notary Public of said state and county aforesaid, personally appeared Jeri Lisa McClain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Administratrix of the Estate of Joyce Wilma Deavers, the within named bargainor, and that she, as such Administratrix, executed the foregoing instrument for the purposes therein contained.

WINESS my hand and official seal, this 29th day of July, 2020.

BRAIN YON
STATE OF TENNESSEE NOTARY PUBLIC
DAVISON COUNTY
My Commission Expires July 3, 2023

NOTARY PUBLIC
My Commission Expires: 7-3-23

PURSUANT TO TENNESSEE CODE ANNOTATED ¶67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. ¶67-4-409(a(5), NO VALUATION OATH IS REQUIRED.

AFFIDAVIT OF CONSIDERATION

I, Jeri Lisa McClain, hereby swear or affirms the actual consideration for this transfer is $-0-.

Jeri Lisa McClain

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson ET

Personally appeared before me, Emily Thompson, a Notary Public of said county, Jeri Lisa McClain, who proved to me on the basis of satisfactory evidence and who acknowledged that she executed the with instrument for the purposes therein contained.

Sworn to and subscribed before me this 4th day of December 2020.

EMILY THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

s/ Emily Thompson
Notary Public
My Commission Expires: Sep 25, 2024

My Commission Expires
September 25, 2024