This Instrument Prepared By:
Nicholas M. Tidwell, Esq.
Fidelis Law, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract, or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 581064 DEEDQC
03/02/2021 07:58:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0025938

New Owner:	**Send Tax Bill:**	**Map/Parcel**
VICKIE L. THIEMAN 1979 Gatlin Drive Nashville, Tennessee 37210-4723	Same	106-14-0-015.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is Zero Dollars ($0.00). (Exempt pursuant to Tenn. Code Ann. §67-4-409(a)(3)(D)).

Nicholas M. Tidwell
AFFIANT

Sworn to and subscribed before me this 26th day of February 2021.

Notary Public

My Commission Expires:

THOMAS K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2023

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that CARL JOHN THIEMAN, JR. died on April 30, 2000 and his wife, JOSEPHINE T. THIEMAN, died on JUNE 21, 2020. Josephine T. Thieman's estate being administered in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket Number: 20P1219. VICKIE LYN THIEMAN is the duly appointed Executrix for the Estate of JOSEPHINE T. THIEMAN, evidenced by the attached Exhibit A, Letters Testamentary. JOSEPHINE T. THIEMAN was the sole owner of the subject property at the time of her death.

In accordance with Tenn. Code Ann. §31-2-103 and pursuant to the Last Will and Testament of JOSEPHINE T. THIEMAN, ownership of the subject real property vested at the time of her death in **VICKIE LYN THIEMAN.**

FOR AND IN CONSIDERATION of the sum of -0- Dollars, VICKIE LYN THIEMAN, in her capacity as Executrix for the Estate of Josephine T. Thieman, has this date bargained and sold, and does hereby transfer, quitclaim, and convey any and all interest in which the Estate and decedent owned to **VICKIE LYN THIEMAN**, a certain tract or parcel of land, being Lot No. 12 on the map of Raymond Heights, as of record in Book 1424, page 141, Register's Office, Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts 55 feet on the westerly side of Gatlin Drive and extends back between lines 176.6 feet on the southerly side and 217.2 feet on the northerly side to a dead line in the rear measuring 110 feet thereon.

Being the same property conveyed to Carl John Thieman and wife, Josephine T. Thieman from Clyde Smith and wife, Dorothy F. Smith, by Deed of record in Book 73, Page 369, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building usage restrictions, and (5) other matters of public record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 1979 Gatlin Drive, Nashville, Tennessee 37210.

Vickie Lyn Thieman

VICKIE LYN THIEMAN
Personal Representative/Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICKIE LYN THIEMAN, with whom I am personally acquainted, or who supplied state issued photographic identification, and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Nolensville, Tennessee, this 2nd day of February, 2021.

Dayna L. Byers

NOTARY PUBLIC
My Commission Expires: 01-19-2022

DAYNA L. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-19-2022

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **VICKIE LYN THIEMAN** DOCKET NO: **20P1219**

*It appearing to the Court that **JOSEPHINE T. THIEMAN** 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 **VICKIE LYN THIEMAN**, 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 **August 13th, 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 **VICKIE LYN THIEMAN** as **Executrix** of the estate of **JOSEPHINE T. THIEMAN**, deceased, and I do further certify that **VICKIE LYN THIEMAN** is still acting **Executrix** of the estate of **JOSEPHINE T. THIEMAN** 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 13 day of August, 20 20

RICHARD R. ROOKER, Clerk

D.C.