This instrument prepared by:
Kyle B. Heckman
Mount Juliet Legal, PLLC
1000 Pleasant Grove Place
Suite 200
Mount Juliet, TN 37122
615-758-4426

Karen Johnson Davidson County
Batch# 586338 DEEDQC
03/08/2021 10:14:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210308-0029825

New owner/Send tax bills to:
Leann Minor Morrison
1524 Brookstone Circle
Mount Juliet, TN 37122

Tax ID:
Map: 104.15
Group:
Parcel: 122.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and the preparer of this document shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

QUITCLAIM DEED

Evylee Staples Minor died on July 9, 2019 leaving a Last Will and Testament. Said Last Will and Testament was admitted to probate on September 16, 2020 in the Probate Court of Wilson County, Tennessee and is of record in Will Book 46, Page 173. The court appointed Leann Minor Morrison as Executrix. The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. The State of Tennessee, Division of TennCare has issued a release of claims, a copy of which is attached hereto.

In accordance with the provisions of said Last Will and Testament in connection with the distribution of the Estate of Evylee Staples Minor and the Minor Living Trust dated August 4, 1998, **Leann Minor Morrison, individually, as Executrix of the Estate of Evylee Staples Minor, and as Trustee of the Minor Living Trust dated August 4, 1998; and Jesse Biffle Cleo Minor, Jr., individually and as Trustee of the Minor Living Trust dated August 4, 1998**, quitclaims to **Leann Minor Morrison**, her

heirs and assigns, all right, title and interest in the following described real estate located in Davidson County, Tennessee:

> Being the west 55 feet of Lot No. 2 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office of Davidson County, Tennessee.
>
> Said part of said Lot fronts 55 feet on the north side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 161 feet, more or less, to a dead line.
>
> Being the same property conveyed to J.B. Cleo Minor and Evylee Minor, Trustees of the Minor Living Trust dated August 4, 1998 by warranty deed dated August 4, 1998 of record in Book 11078, Page 92, Register's Office of Davidson County, Tennessee. J.B. Cleo Minor died September 29, 2014. Evylee Minor (being one and the same as Evylee Staples Minor) died July 9, 2019. The trust agreement of the Minor Living Trust has been lost or destroyed. A Certification of Trust for the Minor Living Trust is of record in Instrument No. 20210305-0028846, Register's Office of Davidson County, Tennessee. The Last Will and Testament of Evylee Staples Minor devised the above described property unto Leann Minor Morrison. The undersigned are the sole heirs at law of J.B. Cleo Minor and Evylee Staples Minor and the sole beneficiaries of the Last Will and Testament of Evylee Staples Minor and join in this conveyance to convey any possible interest in the above described property to Leann Minor Morrison.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations, and encumbrances as may affect the premises.

WITNESS our hands on this the 4th day of February 2021.

[Signatures on following page.]

City/County of Nashville - Davidson
State of Tennessee
ALL PURPOSE NOTARY ACKNOWLEDGEMENT
On this 4th of February 21 before me (notary) Hana Harzani
Personally appeared Jess Minor
Notary Signature: _____ Exp: July 27th 24

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Estate of Evylee Staples Minor

By: _____
Leann Minor Morrison, Executrix

Minor Family Trust dated August 4, 1998

By: _____
Leann Minor Morrison, Trustee

By: _____
Jesse Biffle Cleo Minor, Jr., Trustee

_____
Leann Minor Morrison

_____
Jesse Biffle Cleo Minor, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared **Leann Minor Morrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Executrix of the Estate of Evylee Staples Minor**, and that as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as the Executrix thereof.

Witness my hand and official seal this the 29th day of January 2021.

NOTARY PUBLIC
My commission expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared **Leann Minor Morrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Trustee of the Minor Family Trust**, and that as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as the Executrix thereof.

Witness my hand and official seal this the 29th day of January 2021.

NOTARY PUBLIC
My commission expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

STATE OF TENNESSEE

COUNTY OF Davidson

Print Jesse B Minor JR

Signature

Before me, the undersigned Notary Public, personally appeared **Jesse Biffle Cleo Minor, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Trustee of the Minor Family Trust**, and that as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as the Executrix thereof.

Witness my hand and official seal this the 5th day of February 2021.

FALECIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 05/09/2023

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Leann Minor Morrison**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of January 2021.

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

NOTARY PUBLIC
My commission expires: _____

Print Jesse B Minor Jr

Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Jesse Biffle Cleo Minor, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of February 2021.

FALECIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 05/08/2023

STATE OF TENNESSEE
COUNTY OF WILSON

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

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

AFFIANT

Subscribed and sworn before me this the 29th day of January 2021.

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

NOTARY PUBLIC
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Kyle B. Heckman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kyle B. Heckman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned notary public for the county and state aforesaid, Kyle B. Heckman who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

NOTARY PUBLIC
My commission expires: 12/12/2022

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY