THIS INSTRUMENT PREPARED BY:

Grayson Smith Cannon, Esq.
PHILLIPS & INGRUM
117 East Main Street
Gallatin, Tennessee 37066
(615) 452-8030

Karen Johnson Davidson County
Batch# 590399 DEEDQC
03/11/2021 02:09:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0032549

NEW OWNER:
Grantees: Seneca Bradley
1136 Drakes Cove Road North
Adams, Tennessee 37010

Send Tax Notices To: Seneca Bradley
1136 Drakes Cove Road North
Adams, Tennessee 37010

Map & Parcel No.: 32-13-9

ADMINISTRATOR'S QUITCLAIM DEED

Dollye Elizabeth Scales died intestate on July 30, 2020, leaving as her only child and sole heir, Seneca Bradley. The said Dollye Elizabeth Scales was an unmarried person at the time of her death. Seneca Bradley was appointed Administrator of the Estate of Dollye Elizabeth Scales by Order for Intestate Administration entered on September 10, 2020, in the Seventh Circuit Probate Court for Davidson County, Tennessee, Docket Number 20P1400. In accordance with the foregoing and the laws of the State of Tennessee, Seneca Bradley, as Administrator of the Estate of Dollye Elizabeth Scales, hereby quitclaims to Seneca Bradley, individually, all right, title and interest of the said Dollye Elizabeth Scales in and to the following described real property located in Davidson County, Tennessee:

> Being Lot No. 15, on the plan of Timbertrail Subdivision, Section I, as shown on plat of record in Plat Book 52oo, Page 205, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dollye Elizabeth Scales, now deceased, by Deed of Record in Book 11151, page 655, Register's Office for Davidson County, Tennessee.

All property descriptions set forth hereinabove taken from prior deeds.

This transfer is by Quitclaim and no warranties are made.

This is improved property known as 4217 Winterbrook Road, Nashville, Davidson County, Tennessee 37207.

Witness my hand this 26 day of February, 2021.

GRANTOR:

ESTATE OF DOLLYE ELIZABETH SCALES

By: SENECA BRADLEY, Administrator

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, a Notary Public in and for said County and State, Seneca Bradley, Administrator of the Estate of Thomas Sprinkles, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Montgomery County, Tennessee, this 26 day of February, 2021.

Nina Gail Pardman
Notary Public

My Commission Expires: 2-14-23

NINA GAIL PARCHMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

This instrument is exempt from all transfer taxes pursuant to TENNESSEE CODE ANNOTATED § 67-4-409(a)(3)(D) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(5).

Affiant

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

Nina Gail Pardman
Notary Public

My Commission Expires: 2-14-23

NINA GAIL PARCHMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY