Administrator's QuitClaim Deed

The actual consideration or value for this transfer is $ 0.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 31 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 604574 DEEDQC
03/31/2021 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042676

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LENA MAE WALKER c/o Janice Grimes 112 Morris St. Franklin, KY 42134	New Owner	096 09 0A / 754.00

In Order to memorialize the Intestate transfer of property of PATRICIA MILENA WILLIAMS, *deceased*, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Janice Grimes**, Administratrix of the **Estate of PATRICIA MILENA WILLIAMS**, the GRANTOR herein, by these presents do transfer, Quitclaim and convey unto:

LENA MAE WALKER, Un- Married, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit A-754 on the plan of Emery Place, as shown of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

BEING all the same property conveyed to Patricia Milena Williams, by Warranty deed from The Estate of Whyte F. Hudgins, Patricia A. Mannon, Susan Johnson, and Regina Greenwood, dated April 17, 2015 and of record as **Instrument #20150420-0034764**, Register's Office for Davidson County, Tennessee. The said Patricia Milena Williams having died March 30, 2020, Intestate, in Davidson County, Probate Case **#20P-611**, Leaving her mother, Lena Mae Walker, as the Sole Heir at Law and next of Kin.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2021, Deed of Trust of record as Instrument #20151102-0110949, Master Deed & Bylaws of record in Book 6715 page 96, (as Amended) all in RODC, TN.

This is improved property known as: 754 Kent Rd., Nashville, TN 37214.

The Administratrix by signing this Deed declares that the Estate of PATRICIA MILENA WILLIAMS is solvent, and has no outstanding claims or taxes.

Administratrix, Janice Grimes, further *makes Oath* that at the time of her death, Patricia Milena Williams, had no address other than the property described herein.

Sworn to and Witness my hand this 31 day of March, 2021.

The Estate of PATRICIA MILENA WILLIAMS

By: Janice Grimes, Administratrix

Janice Grimes, individually as Affiant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Janice Grimes, Individually and as the Administratrix for The Estate of PATRICIA MILENA WILLIAMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she acknowledged and executed the within instrument, as such Administratrix, and Individually for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 31 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

From: The Estate of
PATRICIA MILENA WILLIAMS
Davidson Co Probate
Case #20P-611

To:
PENA MAE WALKER,

20210331004267

Property:
354 Kent Road.
Nashville, TN. 37214

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Cheryl Denise Whitfield the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com