Batch# 633175 DEEDQC
05/11/2021 01:36:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210511-0063422

This Instrument Prepared by:
J. Blake Freeman, Atty
323 Emery Dr. Nashville, TN

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

ADMINISTRATOR QUITCLAIM DEED

Address of New Owners:
Pamela Meadows
Audie Johnson
3405 Anderson Rd. #306
Antioch, TN 37013

Sent Tax Bill To:
New Owner

Map & Parcel No.
136-15-A-44

WHEREAS, Nancy Crane (aka Nancy Lee Crane) owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Nancy Lee Crane died on September 19th 2020, leaving **no** Last Will and Testament. The administration for the estate of Nancy Lee Crane which was admitted to probate in the Probate Court of Davidson County, Tennessee, on December 3rd 2020, as Case No. 20P1872 and is recorded among said probate records; and Pamela Meadows was appointed Administrator of the Estate of Nancy Lee Crane.

WHEREAS, the Administrator of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to **Pamela Meadows and Audie Johnson** as **heirs to the estate of Nancy Lee Crane.**

NOW, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Pamela Meadows**, Administrator OF **THE ESTATE OF Nancy Lee Crane** ("Grantor") this day executed this Administrator Quitclaim Deed in order to evidence the transfer unto **Pamela Meadows and Audie Johnson** as **heirs to the estate of Nancy Lee Crane** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being all of Lot No. 44, Unit 306, on the plan of Phase I, Watercrest Townhomes, as shown by plat appearing of record in Plat Book 8250, Page 888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10788, page 546 amended in Book 11158, page 931; Letters regarding Declaration of Covenants, Conditions and Restrictions and Plat in Book 10821, page 131 and Book 10822, page 70; Sewer and/or Storm Drainage Easement in Book 11433, page 449; Release and Reiteration of rights under Right-of-way in Book 4438, page 711; Quitclaim Deed to Homeowner's for Open Space in Instrument No. 200002220017014; Right-of-way Easement to Gulf Interstate Gas Company in Book 2242, page 139; Charter of Homeowner's Association in Book 10788, page 546, and, any and all matters as shown on plat of record in Plat Book 8250, Page 888; all in the Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Nancy Crane of record at 20021216-0154210 R.O.D.C.

This property is known as 3405 Anderson Rd. #306, Antioch, TN 37013

This transfer is by Quitclaim and the Administrator makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 7 day of May, 2021.

Pamela Meadows

Pamela Meadows, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Pamela Meadows**, Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 7th day of May, 2021.

My Commission Expires:

Notary Public

BLAKE FREEMAN
Notary
Tennessee
Notary
Public
DAVIDSON COUNTY, TENN
My Commission Expires 05-07-2024

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Affiant

Sworn to and subscribed to before me this the 7 day of May, 2021.

Notary Public, My Commission Expires:

BLAKE FREEMAN
Notary
Tennessee
Notary
Public
DAVIDSON COUNTY, TENN
My Commission Expires 05-07-2024