4292 Golden Hill Drive
Davidson County

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch# 709603 DEEDQC
09/02/2021 02:36:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210902-0118606

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Karan A. Howard, Trustee The Samuel H. Howard Living Trust 5320 Cherry Blossom Trail Nashville, TN 37215	New Owner	Map-058 Group-11 0A Parcel-014.00

Samuel H. Howard (hereinafter referred to as the "Decedent") died on July 10, 2020, leaving a Last Will and Testament dated September 10, 2009. The Last Will and Testament was admitted to probate on September 9, 2020, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 20P1433. The Personal Representative, Karan A. Howard, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Karan A. Howard, Personal Representative of the Estate of Samuel H. Howard (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Karan A. Howard, Trustee of The Samuel H. Howard Living Trust (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

BEING Lot No. 14 on the Plan of Section Two, Drake's Run, of record in Plat Book 11700, page 69, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING part of the same property conveyed to SHH, LLC, a Tennessee limited liability company, by deed from Samuel H. Howard, of record in Book 11026, page 474, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Samuel H. Howard by deed from SHH, LLC, dated October 4, 2013, recorded October 8, 2013, of record Document No. 20131008-0105425, said Register's Office.

This is unimproved property known as 4292 Golden Hill Drive, Nashville, Davidson County, TN.

The legal description stated above has been taken from the prior Warranty/Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 24th day of August, 2021.

ESTATE OF SAMUEL H. HOWARD - GRANTOR

By: Karan A. Howard

Karan A. Howard, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, Karan A. Howard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Samuel H. Howard and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 24th day of August, 2021.

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

