Karen Johnson Davidson County
Batch# 753181 DEEDQC
11/12/2021 08:25:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211112-0150553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.
(Further, this transfer is exempt
pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Terence A. Sharpe
Terence Anthony Sharpe, individually

Subscribed and sworn to before me on this
1 day of OCTOBER 2021.

LAURA TEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

NOTARY PUBLIC
My commission expires: _____

This instrument was prepared by:

Laura Tek
Attorney at Law
P.O. Box 280987
Nashville, TN 37228-0987

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel:**
Terence Anthony Sharpe **Kevin Lamonte Petway** 3219 Leawood Drive Nashville, TN 37218	**Same**	**080 08 0 373.00**

ADMINISTRATOR'S QUITCLAIM DEED

Mildred Estella Simmons a/k/a Mildred Simmons died intestate on September 17, 2019. She was unmarried but left two adult children as her immediate heirs; to wit: **Terence Anthony Sharpe** and **Kevin Lamonte Petway**. On May 27, 2021, an Order of Probate was entered by the Seventh Circuit Court for Davidson County, Tennessee, at docket number 21P-662. **Terence Anthony Sharpe**, the decedent's son, was appointed as the Administrator. He is also one of two residuary distributes of the decedent's Estate pursuant to the laws of intestate succession. The Administrator is duly qualified. The Administrator, by signing this Deed, releases any right the Administrator has to recover this realty in the event of the subsequent insolvency of this Estate. Therefore, in accordance with the laws of intestate succession, **Terence Anthony Sharpe, Administrator**, quitclaims to **Terence Anthony Sharpe, individually,** and **Kevin Lamonte Petway**, as joint tenants with a right of survivorship, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot 45 on the Plan of Bordeaux Hills Addition, 13th Civil District, as of record in Plat Book 4460, Page 9, Register's

Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to **Mildred Estella Simmons a/k/a Mildred Simmons**, individually, by Affidavit of Inheritance from **Mildred Estella Simmons a/k/a Mildred Simmons** in her capacity as Executor of the Estate of Lucille Owens Smith, deceased, of record in Book 10851, Page 680, Register's Office for Davidson County, Tennessee. **Mildred Estella Simmons a/k/a Mildred Simmons** were one and the same person. The said **Mildred Estella Simmons a/k/a Mildred Simmons** having since died.

This is improved real property known as 3219 Leawood Drive, Nashville, TN 37218

The foregoing is the same legal description as appears in the previous deed of record.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 1st day of October 2021.

Estate of Mildred Estella Simmons

By: Terence A. Sharpe
Terence Anthony Sharpe, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Terence Anthony Sharpe**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 1st day of October 2021.

NOTARY PUBLIC

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

My commission expires: _____

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