Karen Johnson Davidson County
Batch# 757914 DEEDWARR
11/18/2021 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211118-0153871

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

ADMINISTRATOR'S DEED

Address New Owners:
James Gil Fuqua, Jr.
4215 Harding Pike #305
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
117 09 0C 044.00

WHEREAS, Marie Temple Fuqua died on November 29, 2019, and her Last Will and Testament dated October 11, 1998 was admitted to probate on December 10, 2020, as Docket No. 20P519 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and

WHEREAS, James Gil Fuqua, Jr. is the duly appointed Administrator CTA of the Estate of Marie Temple Fuqua; and

WHEREAS, James Gil Fuqua, Jr., Cayce Preston Fuqua, by the trustee of his bankruptcy estate, Jeanne A. Burton, Sarah Fuqua, and Patten Fuqua are the residuary beneficiaries of the Estate under the Last Will and Testament of Marie Temple Fuqua dated October 11, 1998; and

WHEREAS, Jeanne A. Burton, as Trustee of the Bankruptcy Estate of Cayce Preston Fuqua, Sarah Fuqua, and Patten Fuqua have acknowledged that their respective shares of the Estate have been previously distributed to them; and

WHEREAS, James Gil Fuqua, Jr.'s distributive share of the estate is the real property and any improvements thereon located at 232 Burlington Place, Nashville, Davidson County, Tennessee 37215, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, dated October 29, 2021, of record at Instrument No. 20211104-0147812, Register's Office for Davidson County, Tennessee, all of the right, title and interest in and to the Property shall be distributed to James Gil Fuqua, Jr., as his distributive share of the residue of the Estate, as part of the settlement of the Estate; and

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, James Gil Fuqua, Jr., in his capacity as Administrator CTA of the Estate of Marie Temple Fuqua, hereby transfers and conveys all of the Estate's right, title and interest in the Property to James Gil Fuqua, Jr., an unmarried man, in fee simple, as a beneficiary under the Last Will and Testament dated October 11, 1998.

This is improved property known as 232 Burlington Place, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Administrator CTA hereto has executed this instrument this 12 day of November, 2021.

James Gil Fuqua, Jr., Grantor, as Administrator CTA
Estate of Marie Temple Fuqua

MEGAN THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
March 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, James Gil Fuqua, Jr., Grantor, who upon oath acknowledged that he is the Administrator CTA of the Estate of Marie Temple Fuqua, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of November, 2021.

Notary Public

My Commission Expires: March 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 12th day of November, 2021

Notary Public

My Commission Expires: 5/7/2024

LAURENCE O. TRABUE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

994568.4 13513-001

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Burlington, a Planned Unit Development, of record in Book 5200, pages 403, 404, 405 and 406, as amended in Book 4800, page 185, said Register's Office.

Said Lot No. 44 fronts 64.00 feet on the southerly side of Burlington Place and runs back 98.17 feet on the westerly lot line and 98.44 feet on the easterly lot line to a line in the rear which measures 64.00 feet thereon.

Being the same property conveyed to James G. Fuqua and wife, Marie T. Fuqua from Third National Bank in Nashville, Executor of the Estate of Eleanor E. Hunt by Special Warranty Deed dated 03/09/1992, and recorded on 03/09/1992, at Book 8570, page 354, Register's Office for Davidson County, Tennessee. The said James G. Fuqua died on September 16, 2014, and his interest vested in Marie T. Fuqua, his surviving spouse.

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

This is improved property known as 232 Burlington Place, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 12, 2021.

Andrea J. Sinclair

Andrea J. Sinclair

Nov. 15, 2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of November, 2021.

Erica L Martin

Notary Public

ERICA L MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/7/25

994568.6 13513-001