Karen Johnson Davidson County
Batch# 761502 DEEDQC
11/29/2021 10:15:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0156900

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Melissa White
AFFIANT

Subscribed and sworn to before me, this 10th day of November, 2021.

Jeff Shoulders
Notary Public

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

My Commission Expires: 5-5-2025

ADDRESS NEW OWNERS:
2246 Maplecrest Dr.
Nashville, TN 37214

SEND TAX BILLS TO:

Same

MAP: 84-11
PARCEL: 58

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PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, MELISSA WHITE, for the Estate of NANCY MARIE KEEN, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the Estate of NANCY MARIE KEEN was probated in the Probate Court of Davidson County, No. 21P985 on June 2, 2021. MELISSA WHITE was named Personal Representative of the Estate of NANCY MARIE KEEN. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, MELISSA WHITE and APRIL RODRIGUEZ, have bargained and sold and hereby [convey,] remise, release and forever quitclaims to, MELISSA WHITE and APRIL RODRIGUEZ, and all of their heirs and assigns, such of their right, title and interest in and to a certain

tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 270 on the map of Maplecrest Subdivision, not of record. Said Lot No. 270 fronts 75 feet on the north side of Maplecrest Drive and runs back 150 feet on the east line and 149.9 feet on the west line to a dead line in the rear measuring 75 feet thereon.

Said Lot No. 270 begins at a point in the northerly margin of Maplecrest Drive, 180 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dennywood Drive; thence northwardly with the line between Lots 269 and 270, 150 feet to the common corner of Lost 269, 270, 302 and 303; thence westwardly with the line of Lot 302 and a portion of the line of Lot 301, 75 feet to a point, being the northwesterly corner of the lot herein described, and the northeasterly corner of Lot 271; thence southwardly with the line of Lot 271, 149.9 feet to a point in the margin of Maplecrest Drive; thence eastwardly with the margin of said drive 75 feet to the point of beginning.

BEING the same property conveyed to Nancy Marie Keen by deed from Joel Stephen Keen as record of the Davidson County Register of Deeds Control No.: 20010221-0016395.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10 day of November, 2021.

Melissa White

MELISSA WHITE
Personal Representative of the Estate of
NANCY MARIE KEEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeff Shoulders, a Notary Public, in and for said County and State, **MELISSA WHITE,** 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 10th day of November, 2021.

Jeff Shoulders

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-5-2025

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **MELISSA WHITE** DOCKET NO: **21P954**

*It appearing to the Court that **NANCY MARIE KEEN** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **MELISSA WHITE,** to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **June 7th, 2021** .*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **MELISSA WHITE** as **Administratrix** of the estate of **NANCY MARIE KEEN**, deceased, and I do further certify that **MELISSA WHITE** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the 7th day of June, 2021.

RICHARD R. ROOKER, Clerk

_____ D.C.