FROM: Lisa D. Harris, Executrix for the Estate of Janice Poe Downs **TO: Lisa D. Harris**

EXECUTRIX QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Lisa D. Harris	Owner	051-08-0-217.00 Lot 2
132 Hedgelawn Drive		& 051-08-106.00 Lot 1
Hendersonville, TN 37075		

THIS INSTRUMENT WAS PREPARED BY:
:Advantage Title and Escrow, Inc. 1321 Murfeesboro Pike Ste 823 Nashville, TN 37217

STATE OF TENNESSEE COUNTY OF Sumner
The actual consideration or value, whichever greater, for this transaction is $ 0.00.

Lisa D. Harris
affiant

Prepared from information furnished by the parties

Subscribed and sworn to before me this the 1st day of April, 2022

Notary Public
Commission Expires: 6/24/25

I, **Lisa D. Harris, Executrix for the Estate of Janice Poe Downs** do hereby quitclaim to **Lisa D. Harris** her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Lots 1 and Lot 2 Taco Bell Subdivision Three, as shown in Plat Book 8250, Page 126, Register's Office for Davidson County, TN.

Being the same property conveyed to Suzanne Rippeteau, Janice Poe Downs and Jacqueline Marie Poe Conner by deed of record in instrument # 20160314-0024187 and corrected in instrument # 20160512-0047608, said Register's Office. The said Suzanne Rippeteau having since died testate on 11/12/2017 and leaving her 1/3 interest in this property to James Robert Rippeteau, Trustee of the James Robert Rippeteau Trust reference instrument # 20190131-0009499 for estate details. The said Janice Poe Downs having died testate on 4/15/2021 and leaving her 1/3 interest to Lisa D. Harris as the beneficiary of this subject property reference Chancery (Probate) Court, Sumner County, TN Docket Number 2021-PR-609.

This is improved property known as: 1121 Gallatin Pike and 1117 Gallatin Pike, Madison, TN 37115.
Witness our/my hand(s) this the _____ day of March, 2022.

Estate of Janice Poe Downs

Lisa D. Harris
Lisa D. Harris as Executrix

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa D. Harris** 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 Nashville, Tennessee, this the 1st day of April, 2022.

Notary Public
Commission Expires: 6/24/25

Karen Johnson Davidson County
Batch# 836547 DEEDQC
04/08/2022 11:18:33 AM 1 pg
Fees: $12.00 Taxes: $0.00

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