Karen Johnson Davidson County
Batch# 855559 DEEDQC
05/13/2022 01:40:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220513-0055513

sSTATE 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)).

Justin O Joseph

Justin O. Joseph, Administrator of the **Estate of Lynette V. Moriah a/k/a Lynette Victorine Moriah**, deceased

Subscribed and sworn to before me on this 3 day of MAY

LAURA TEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 1/1/2026

This instrument was prepared by:

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

Address New Owners:	Send Tax Bills To:	Map-Parcel numbers:
Justin O. Joseph, and Jason Oral Joseph 3753 Brickmont Drive Nashville, TN 37207-2169	Same	050 11 0 081.00

ADMINISTRATOR'S QUITCLAIM DEED

Lynette V. Moriah a/k/a Lynette Victorine Moriah died intestate on March 18, 2015. She was divorced at the time of her death. On February 25, 2022, an Order of Probate was entered by the Seventh Circuit Court for Davidson County, Tennessee, at docket number 21P-1964. **Justin O. Joseph**, the decedent's son, was appointed as the Administrator. He is an adult. This Administrator is duly qualified. The Administrator, by signing this Deed, releases any right he has to recover this realty in the event of the subsequent insolvency of this Estate. Therefore, in accordance with the laws of intestate succession, **Justin O. Joseph, Administrator,** quitclaims to **Justin O. Joseph, individually, and Jason Oral Joseph, individually, and as tenants in common**, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 127 on the Plan of Village by the Creek, Section 7 of record in Book 6250, page 439, of the Register's Office for said County, to which plan reference is hereby made for a more complete and

detailed description of said lot.

BEING the same property conveyed from Scott Joseph to **Lynette V. Moriah**, by Quit Deed of record at instrument number 20060620-0073447, Register's Office for Davidson County, Tennessee. The said **Lynette V. Moriah a/k/a Lynette Victorine Moriah** having since died.

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

This is improved property known as 3753 Brickmont Drive, Nashville, Tennessee 37207.

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

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

WITNESS my hand this 3 day of MAY 2022.

Estate of Lynette V. Moriah a/k/a Lynette Victorine Moriah

By: Justin O Joseph
Justin O. Joseph, 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 **Justin O. Joseph**, 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 3 day of MAY, 2022.

NOTARY PUBLIC

LAURA TEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-11-2026