Karen Johnson Davidson County
Batch# 859595 DEEDQC
05/20/2022 10:40:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20220520-0058767

THIS INSTRUMENT PREPARED BY:

PAUL A. GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
paulg@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Nancy Stephens Crutchfield
AFFIANT

Subscribed and sworn to before me this the 10th day of May, 2022.

Cindy Gaskins
Notary Public

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

My Commission Expires:_____

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
Nancy Stephens Crutchfield 204 Rader Court Nashville, TN 37013	Nancy Stephens Crutchfield 3918 Creekside Drive Nashville, TN 37211	148 07 0 133.00

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Byron Fitzgerald Stephens, as Administrator of the Estate of Wilma Marcella Stephens Mattingly, deceased, (the "decedent"), who died on March 30, 2021, by operation of law, agreement by all heirs-at-law, and in connection with the distribution of the estate of the decedent according to Court Order dated April 29, 2022, duly entered in Davidson County, Tennessee, and recorded under Docket Number 21P-1181, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Nancy Carolyn Stephens Crutchfield, in fee simple, all of the right, title and interest of the decedent and the decedent's estate in and to

a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Decedent.

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

All heirs-at-law of the Decedent's estate sign below indicating consent to the transfer.

WITNESS my hand this 9th day of May, 2022.

Byron Fitzgerald Stephens, Administrator

Byron Fitzgerald Stephens, Administrator

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Byron Fitzgerald Stephens, Administrator, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2022.

Notary Public
My Commission Expires: 09/25/2024

MICHELLE MARIE CRANDALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Byron Fitzgerald Stephens, heir-at-law

Byron Fitzgerald Stephens, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Byron Fitzgerald Stephens, heir-at-law, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2022.

Notary Public
My Commission Expires: 9/25/2024

MICHELLE MARIE CRANDALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

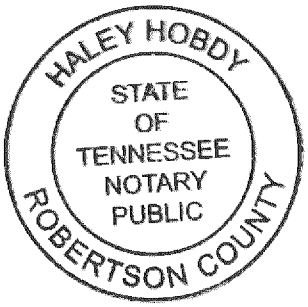
Wendell Curtis Stephens

Wendell Curtis Stephens, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendell Curtis Stephens, heir-at-law, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2022.



Haley Hobdy

Notary Public
My Commission Expires: 11/27/2022

Nancy Stephens Crutchfield - Conservator

William Frank Fessey Stephens, heir-at-law
By Nancy Stephens Crutchfield, Conservator

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Stephens Crutchfield, as Conservator for William Frank Fessey Stephens, heir-at-law, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2022.

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Cindy Gaskins
Notary Public
My Commission Expires: _____

Nancy Carolyn Stephens Crutchfield

Nancy Carolyn Stephens Crutchfield, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Carolyn Stephens Crutchfield, heir-at-law, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2022.



Cindy Gaskins

Notary Public

My Commission Expires: _____

Mable Delane Stephens Thornton, heir-at-law

Mable Delane Stephens Thornton, heir-at-law

STATE OF ~~TENNESSEE~~ NEVADA)
COUNTY OF CLARK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mable Delane Stephens Thornton, heir-at-law, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2022.

Notary Public
My Commission Expires: 10·15·25

CHAY PADILLA
Notary Public State of Nevada
County of Clark
APPT NO 17-3715-1
My App Expires Oct. 15, 2025

Candice Hope Stephens Smith, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candice Hope Stephens Smith, heir-at-law, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2022.

LIBERTY FORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

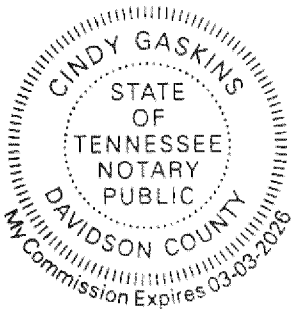
Notary Public
My Commission Expires: 01/25/2023

Emily Faith Stephens, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Faith Stephens, heir-at-law, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2022.



Notary Public
My Commission Expires: _____

Charity Ann Stephens Mole, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charity Ann Stephens Mole, heir-at-law, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2022.

ALEAH BARTLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 9th 2023

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING [sic] Lot No. 903 on the Plan of Cherokee Hills, Section 9, as of record in Book 4300, page 135, Register's Office for said County.

SAID Lot No. 903 fronts 72 feet on the easterly side of Rader Court and extends back 160 feet on the northerly line and 164.6 feet on the southerly line, which is a broken line to a dead line, measuring 52 feet [sic] thereon.

Being the same property conveyed to Leonard D. Mattingly and Wilma S. Mattingly, husband and wife, by deed from Byron F. Stephens, of record as Instrument Number 20020510-0057903, Register's Office for Davidson County, Tennessee.

Leonard D. Mattingly predeceased Wilma S. Mattingly on February 17, 2018. His entire interest passed to Wilma S. Mattingly by operation of law. Wilma S. Mattingly and Wilma Marcella Stephens Mattingly are one and the same person.

This is improved property known as 204 Rader Court, Antioch, Tennessee 37013

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, do 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 May 9 + 10, 2022.

05-16-2022
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of May, 2022.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

