Davidson County
236 Foxboro Drive
Madison, TN 37115

Prepared by and Return to:

Tommy C. Estes
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Karen Johnson Davidson County
Batch# 862118 DEEDQC
05/25/2022 08:44:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060378

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Glenda Gardner Family Trust U/W dated January 23, 2013 c/o James Young, Trustee 808 Ember Lake Drive Nashville, TN 37214	(SAME)	Map-42 Group-13 Parcel-77

Glenda Gardner (hereinafter referred to as the "Decedent") died on April 30, 2021, leaving a Last Will and Testament dated January 23, 2013. The Last Will and Testament was admitted to probate on June 9, 2021, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 21P1076. The Personal Representative, James Young (a/k/a Jimmy Young), is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, James Young, Personal Representative of the Estate of Glenda Gardner (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto James Young, Trustee of the GLENDA GARDNER FAMILY TRUST U/W Dated January 23, 2013, (hereinafter referred to as "Grantee"), its successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF HEDGEWOOD HILLS, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONTS 155.31 FEET ON THE NORTHERLY MARGIN OF FOXBORO DRIVE AND EXTENDS BACK 405.61 FEET ON THE EASTERLY LINE AND 426.34 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 160.22 FEET.

BEING the same property conveyed to the Decedent and her late husband, Albert E. Gardner, who died on March 22, 2013, by deed of record in Instrument # 20021111.0138852, Register's Office for Davidson County, Tennessee.

This is improved property known as 236 Foxboro Drive, Madison, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 20 day of May, 2022.

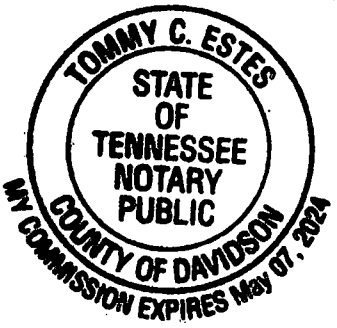
ESTATE OF GLENDA GARDNER-GRANTOR

By: James Young
JAMES YOUNG,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, JAMES YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of Glenda Gardner and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 20th day of May, 2022.



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).