Karen Johnson Davidson County
Batch# 897031 DEEDQC
08/01/2022 02:06:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0087389

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Kimberly Gatley 580 Ash Avenue Daytona Beach FL 32117	Kimberly Gatley 580 Ash Avenue Daytona Beach FL 32117	Map 72-6 Parcel 245.00

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

Charles Capps died intestate on July 27, 2021. On March 10, 2022, the Probate Court of Davidson County, Tennessee appointed Kimberly Gatley as Administrator of the Estate of Charles Capps at Docket Number 21P1896.

Kimberly Gatley, as Administrator, by signing this Deed, releases any right the Estate of Charles Capps has to recover this property in the event of the subsequent insolvency of the Estate. The Administrator quitclaims to **Kimberly Gatley**, in fee simple absolute, all right, title and interest in the following described real estate in Davidson County, Tennessee:

BEING Lot Number 2 on the Plan of a Resubdivision of Lots 1 & 2 of Kenmore Place Subdivision as of record in Plat Book 8250, page 360, Registers Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description thereof.

Being the same property conveyed to Judy D. Bowman by warranty deed from S.C. McDonald, Jr. and wife Carol McDonald, of record in Book 9607, page 570, said Register's Office. The said Judy D. Bowman subsequently married Charles Capps, and became known as Judy D Bowman Capps. Judy D. Bowman Capps subsequently died on February 9, 2017, intestate and without issue, her spouse Charles Capps being her only heir as shown by Affidavit of Heirship attached as an exhibit thereto.

Being the same property conveyed by Administrator's Deed from Charles Capps, Administrator of the Estate of Judy D. Bowman Capps, Deceased, to Charles Capps, individually, by instrument number 20180402-0029997 of record in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

This is improved real property known as 1107 McGavock Pike, Nashville, Tennessee 37216.

WITNESS my hand this 25th day of July, 2022.

Kimberly Gatley as Administrator
Estate of Charles Capps

STATE OF Tennessee]
COUNTY OF Wilson]

Personally appeared before me, Mark Donnell, a Notary Public in and for said County and State, the within named Kimberly Gatley as Administrator, Estate of Charles Capps, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2022.

Mark Ellis Donnell
NOTARY PUBLIC

My Commission Expires: 5-31-2026

MARK ELLIS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-31-2026

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STATE OF Tennessee]
COUNTY OF Wilson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 25th day of July, 2022.

Kimberly Gatley as Administrator
Estate of Charles Capps

Mark Donnell
NOTARY PUBLIC

My Commission Expires: 5-31-2026

MARK ELLIS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-31-2026