Davidson County
427 Lynnwood Blvd
Estate of Mary McBee to Family Trust

Prepared by and Return to:
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Karen Johnson Davidson County
Batch# 938502 DEEDQC
11/07/2022 10:53:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221107-0119513

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mary Elizabeth McBee Family Trust U/W Dated December 29, 2015 c/o John Edward McBee and Laura J. McBee, Co-Trustees 427 Lynnwood Blvd. Nashville, TN 37205	(SAME)	Map-116 Group-15 Parcel-58

Mary Elizabeth McBee (a.k.a. Mary K. McBee) (hereinafter referred to as the "Decedent") died on June 22, 2022, leaving a Last Will and Testament dated December 29, 2015. The Last Will and Testament was admitted to probate on September 1, 2022, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P1294. The Personal Representative, Laura J. McBee, 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, Laura J. McBee, Personal Representative of the Estate of Mary Elizabeth McBee (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto John Edward McBee and Laura J. McBee, Co-Trustees of the MARY ELIZABETH MCBEE FAMILY TRUST U/W Dated December 29, 2015 (hereinafter referred to as "Grantee"),

their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being lot No. 75-A on the Plan of Royal Oaks Re-subdivision, as of record in book 974, pages 4 and 5, Register's Office for said County.

Said lot No. 75-A fronts 100 feet on the westerly side of Lynnwood Boulevard and runs back 301.2 feet on the northerly line and 302.4 feet on the southerly line, to the easterly line of lot No. 76-A measuring 100 feet thereon.

Being the same property conveyed to Mary K. McBee by Quitclaim Deed from John Edward McBee of record in Book 11317, Page 739, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 427 Lynnwood Boulevard, Nashville, Tennessee 37205.

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 28 day of October, 2022.

ESTATE OF MARY ELIZABETH MCBEE

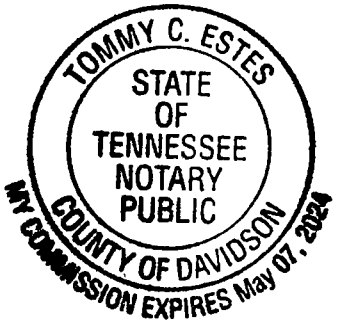
By: _____

LAURA J. MCBEE,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS MY HAND, at office, this 28th day of October, 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)(1)(C)(iv), formerly 67-4-409(a)(3)(D).