Karen Johnson Davidson County
Batch# 959007 DEEDQC
01/09/2023 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230109-0001552

CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, IV, 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 November 16th, 2022.

Affiant Signature

1/6/23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 6th day of January, 2023.

Christina Baker
Notary's Signature

My Commission Expires: 07.24.24.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

Grantee: Pamela A. McAllister, Personal Representative of the Estate of Chinita Ann Marlin

Address: 311 Habor Villiage Drive
Hendersonville, TN 37075

Map & Parcel No.:
034-07-0-A-084.00CO

Send tax notice to:
Same as above

EXECUTRIX'S QUITCLAIM DEED

Chinita Ann Marlin died December 25, 2021, leaving a will dated June 22, 2004. The will was admitted to probate on May 19, 2022 in the Second Circuit Court of Davidson County, TN, Probate Division, Docket Number 22P425. The Court issued Letters Testamentary to Pamela Ann McAllister, as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The Will of Chinita Ann Marlin provides that Pamela Ann McAllister is the sole beneficiary of the Estate. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will, Pamela Ann McAllister, Executrix, sells, transfers and conveys to Pamela Ann McAllister, individually, all of the interest of Chinita Ann Marlin to the following described real estate in Davidson County, Tennessee:

Being Lot No. 66, Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1 as shown by plat of record in Plat Instrument # 20030723-0102986, revising # 20030611-0080857 of the Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Newmark Homes, LP by deed from Coleman Lake Partners, LLC, of record in Instrument No. 200509010105235, Register's Office for said County.

Being the same property conveyed to Chinita A. Marlin from Pamela A. McAllister by Quitclaim Deed, of record in Instrument # 20140721-0064323, Davidson County Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property commonly known as 311 Harbor Village Drive, Madison, TN 37115.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. EXHIBIT A IS A COPY OF THE BUREAU OF TENNCARE RELEASE.

Witness my hand this 16th day of November, 2022.

Estate of Chinita Ann Marlin

By: Pamela Ann McAllister
Executrix of the Estate of Chinita Ann Marlin

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 16 day of November, 2022, before me personally appeared, Pamela Ann McAllister, Executrix of Estate of Chinita Ann Marlin, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Notary Public

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My commission expires: 3/25/25

AFFIDAVIT

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Affiant

ABIGAIL J. STATON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of November, 2022.

Notary Public

My commission expires: 3-3-26

HEN 2343084.1