Estate of Karan Howard to
Karan Family Trust
Davidson County

Prepared by and Return to:

Tommy C. Estes
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Karen Johnson Davidson County
Batch# 966394 DEEDQC
02/02/2023 10:00:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230202-0007657

CO-PERSONAL REPRESENTATIVES' QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Karan A. Howard Family Trust c/o Samuel H. Howard, II and Anica L. Howard, Co-Trustees 595 Croydon Lane Johns Creek, GA 30022	(SAME)	Map-149.11-0-A Parcel-77.00 CO

KARAN A. HOWARD (hereinafter referred to as the "Decedent") died on January 2, 2022, leaving a Last Will and Testament dated August 24, 2021. The Last Will and Testament was admitted to probate on April 28, 2022, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P133. The Co-Personal Representatives, Samuel H. Howard, II and Anica L. Howard, are duly qualified. Debts of the Decedent have been paid. The Co-Personal Representatives, by signing this Co-Personal Representatives' Quitclaim Deed, releases any right the Co-Personal Representatives have 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, Samuel H. Howard, II and Anica L. Howard, Co-Personal Representatives of the Estate of Karan A. Howard (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim and convey unto Samuel H. Howard, II and Anica L. Howard, Co-Trustees of the Karan A. Howard Family Trust U/W dated August 24, 2021, (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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase 3 Rice Hill, as of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karan A. Howard, a married woman by Deed dated, January 5, 2005, from Joann Flora, a single woman of record as Instrument # 20060110-0003815 Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Rice Hill Homeowners Association, of record in Book 6812, page 48, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of Rice Hill Homeowners Association, Inc. of record in Book 6824, page 986, and in Book 8348, page 517, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 292, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 857, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1436 Rice Hill Circle, Antioch, in Davidson County, TN.

The legal description stated above has been taken from the prior Warranty 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 1st day of February, 2023.

ESTATE OF KARAN A. HOWARD-GRANTOR

By: _____, Co-Personal Rep.
Samuel H. Howard, II,
Co-Personal Representative

By: _____
Anica L. Howard,
Co-Personal Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, SAMUEL H. HOWARD, II, 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 Co-Personal Representative of the Estate of Karan A. Howard 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 1st day of February, 2023.

_____
Notary Public
My Commission Expires: 05-07-2024

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, ANICA L. HOWARD, 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 Co-Personal Representative of the Estate of Karan A. Howard 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 1st day of February, 2023.

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

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 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)].