Karen Johnson Davidson County
Batch# 974736 DEEDQC
02/27/2023 03:13:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230227-0013773

THIS INSTRUMENT PREPARED BY
Katlin Ryan Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638

ADMINISTRATRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Brittany Harris 400 Blue Hills Drive Nashville, TN 37214	SAME	Map 95-11 Parcel 144

Whereas, Cheri Lynn Dunn-Hare owned certain real property in Davidson County, Tennessee, described below;

Whereas, Cheri Lynn Dunn-Hare died intestate, and pursuant to the Tennessee laws of intestacy, said real property passed to her daughter and sole heir at law, Brittany Harris;

Whereas the parties wish to document this transfer;

Now therefore, pursuant to the Tennessee laws of intestacy, BRITTANY HARRIS, ADMINISTRATRIX OF THE ESTATE OF CHERI LYNN DUNN-HARE, duly appointed by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 20P-1513, (the "GRANTOR") does hereby quitclaim and by these presents does transfer and convey unto BRITTANY HARRIS, her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> Being Lot No. 2 on the Map of Merry Oaks Subdivision, Section 11, as of record in Book 2133, page 8, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.
>
> Being the same property conveyed to Cheri Lynn Dunn-Hare by deed of record in Instrument No. 20001228-0126496 Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Blue Hills Drive, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in her fiduciary capacity only and not individually.

WITNESS my hand, this 11 day of February, 2022. 23 BH

Brittany Harris
BRITTANY HARRIS, Administratrix of the Estate of Cheri Lynn Dunn-Hare

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF Vanderburgh)

Before me appeared personally BRITTANY HARRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Administratrix of the Estate of Cheri Lynn Dunn-Hare and that as such Administratrix she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 11th day of February, 2022. 3

NOTARY PUBLIC SEAL INDIANA
MARC LEE BRANTLEY
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0726890
My Commission Expires
May 18, 2028

Notary Public
My Commission Expires: May 18, 2028

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).