THIS INSTRUMENT PREPARED BY:
BARBARA FISHER HENRY
The Fleming-Wilmoth Law Firm
409 N. Locust Street
Springfield, Tennessee 37172
(615) 384-7750
From information supplied
By parties, no title work prepared

Karen Johnson Davidson County
Batch# 1006245 DEEDQC
05/22/2023 03 14 09 PM 3 pgs
Fees $17 00 Taxes $0 00
20230522-0038518

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Virginia Harris Rene Shepherd Kaye Rice 2016 24th Avenue North Nashville, TN 37208	Same	083 07 0 002.00

ADMINISTRATOR'S QUITCLAIM DEED

THIS ADMINISTRATOR'S QUITCLAIM DEED, executed on this the 9th day of May, 2023, is entered into between **RENE SHEPHERD, ADMINISTRATOR OF THE ESTATE OF MARTHA SANDER** (hereinafter referred to as "Grantor") and **RENE SHEPHERD AND KAYE RICE** (hereinafter referred to as "Grantees").

WHEREAS Martha Sander died intestate, a citizen and resident of Sumner County, Tennessee, on January 18, 2009, and by an estate opened with the Sumner County Chancery Court, Case Number 2009P-103, Rene Shepherd was appointed, as Administrator of her estate; and

WHEREAS, by the terms of the Last Will and Testament of Edith Williams Tucker, the Decedent, Martha Sander inherited a One-Third (1/3) interest to certain real property located at 2025 Benjamin Street, Nashville, Tennessee 37206.

WHEREAS, upon the death of Martha Sander, and by intestate succession, Martha Sander's One-Third (1/3) interest was devised to her children, Rene Shepherd and Kaye Rice; and

NOW, THEREFORE, Rene Shepherd, in her fiduciary capacity as Administrator of the Estate of Martha Sander, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby transfer, convey and quitclaim unto the said Grantees, their respective heirs, successors and assigns, the Decedent's One-Third (1/3) right, title and interest in and to the below described property, of record in Register's Office for Davidson County, Tennessee, Instrument No. 20230420-0028948, to wit:

Being Lot No. 45 on the Map of Pontotoc Subdivision as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

Said Lot NO. 45 fronts 55 feet on the northerly side of Benjamin, formerly Locke Street, and runs back between parallel lines, 156 fee to a dead line.

Being the same property conveyed to Virginia Harris, a 2/3 share and Martha Sander, a 1/3 share, by Executor's Quitclaim Deed from the Estate of Edith Williams Tucker probated for Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee bearing Case No. 23P-414, and which Executor's Deed is of record in Instrument No. 20230420-0028948, Registers Office, Davidson County, Tennessee.

Being the same property conveyed to William W. Tucker and Wife, Edith Williams Tucker of record in Book 3506, Page 555, Register's Office for Davidson County, Tennessee.

This is improved property known as 2025 Benjamin Street, Nashville, Tennessee 37206.

And now, **RENE SHEPHERD,** in her fiduciary capacity as Administrator of the Estate of Martha Sander, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim, convey and transfer Martha Sander's (Decedent) One-Third (1/3) interest unto the Grantees—Rene Shepherd and Kaye Rice, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **RENE SHEPHERD,** in her fiduciary capacity as Administrator of the Estate of Martha Sander, has hereunto set her hand on this the 19th day of May, 2023.

ESTATE OF MARTHA SANDER

Rene' Shepherd

BY: RENE SHEPHERD, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RENE SHEPHERD**, in her capacity as Administrator of the Estate of **MARTHA SANDER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal at Nashville Tennessee on this 19th day of May, 2023.

BARBARA FISHER HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Barbara Fisher Henry
NOTARY PUBLIC

My Commission Expires: 3/3/2025

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Rene' Shepherd
AFFIANT

Subscribed and sworn to before me

this 19th day of May, 2023.

BARBARA FISHER HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Barbara Fisher Henry
NOTARY PUBLIC

My Commission Expires: 3/3/2025