Karen Johnson Davidson County
Batch# 1009107 DEEDQC
05/30/2023 02.19:04 PM 3 pgs
Fees: $17 00 Taxes $0.00
20230530-0040634

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Anastasia E. Sims 5049 Marc Drive Nashville TN 37211	Anastasia E. Sims 5049 Marc Drive Nashville TN 37211	Map 6D-77010 Parcel 172-10 4

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

William Oliver Sims died intestate on March 18, 2021. On January 12, 2023, the Probate Court of Davidson County, Tennessee appointed Anastasia E. Sims as Administrator of the Estate of William Oliver Sims at Docket Number 22P2370.

Anastasia E. Sims, as Administrator, by signing this Deed, releases any right the Estate of William Oliver Sims has to recover this property in the event of the subsequent insolvency of the Estate. The Administrator quitclaims to Anastasia E. Sims and Ronald S. Sims, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot. No. 57 on the Plat of Harvard Estates, Section II, of record in Plat Book 4675, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 100.00 feet on the south margin of Marc Drive, and extends back 300.88 feet on the east line, and 353.71 feet on the west line, to a line on the rear, which is a broken line, on which it measures 194.10 feet.

Being part of the same property conveyed to Medlin Building Industries, Inc. by deed from Walter B. Williams and wife, Margie L. Williams of record in Book 4730, page 627, Register's Office for said County.

Being the same property conveyed to William O. Sims and wife, Juanita B. Sims, by deed from Medlin Building Industries, Inc. of record in Book 4971, page 769, Register's Office for said County.

Juanita B. Sims having predeceased William O. Sims on June 21, 2019, thus vesting ownership in the real property in William O. Sims in fee simple absolute.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

This is improved real property known as 5049 Marc Drive, Nashville, Tennessee 37211.

WITNESS my hand this 17 day of May, 2023.

Anastasia E. Sims

Anastasia E. Sims as Administrator
Estate of William Oliver Sims

STATE OF Tennessee]
COUNTY OF Williamson]

Personally appeared before me, Matas Algis Sidrys, a Notary Public in and for said County and State, the within named Anastasia E. Sims as Administrator, Estate of William Oliver Sims, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2023.

Matas Algis Sidrys

NOTARY PUBLIC

My Commission Expires: 10-17-2023

MATAS ALGIS SIDRYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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STATE OF Tennessee]
COUNTY OF Williamson]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 17th day of May, 2023.

Anastasia E. Sims

Anastasia E. Sims as Administrator
Estate of William Oliver Sims

Matas Algis Sidrys

NOTARY PUBLIC

My Commission Expires: 10-17-2023

MATAS ALGIS SIDRYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY