Karen Johnson Davidson County
Batch# 1043698 DEEDQC
08/29/2023 10 06 23 AM 3 pgs
Fees $17 00 Taxes $0 00
20230829-0067508

THIS DOCUMENT PREPARED BY:
Ellis H Marshall, Jr.
MARSHALL & ASSOCIATES, PLLC
10574 Lebanon Rd
Mt Juliet, TN 37122
(615) 885-4335

FROM: **ESTATE OF ALBERT LEVOY SAPPINGTON**

TO: **WENDY TINER**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
WENDY TINER 7370 East Garland Ave Fresno, CA 93737	WENDY TINER 7370 East Garland Ave Fresno, CA 93737	Map: 086-03 Parcel: 026.00

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

The actual consideration for this transfer is $0.00.

WENDY TINER, Personal Representative, of the ESTATE OF ALBERT LEVOY SAPPINGTON
Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **WENDY TINER, Personal Representative of the ESTATE OF ALBERT LEVOY SAPPINGTON, duly appointed by Order of the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P855**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **WENDY TINER, Personal Representative of the ESTATE OF ALBERT LEVOY SAPPINGTON, duly appointed by Order of the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P855**, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 03/26/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS DOCUMENT PREPARED BY:
Ellis H Marshall, Jr.
MARSHALL & ASSOCIATES, PLLC
10574 Lebanon Rd
Mt Juliet, TN 37122
(615) 885-4335

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **WENDY TINER**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WENDY TINER, Personal Representative of the ESTATE OF ALBERT LEVOY SAPPINGTON, duly appointed by Order of the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P855**, Grantor, does hereby quitclaim, transfer and convey to **WENDY TINER** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of July, 2023.

Wendy K Tiner

WENDY TINER, Personal Representative, of the ESTATE OF ALBERT LEVOY SAPPINGTON
Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **WENDY TINER, Personal Representative of the ESTATE OF ALBERT LEVOY SAPPINGTON, duly appointed by Order of the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P855**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **WENDY TINER, Personal Representative of the ESTATE OF ALBERT LEVOY SAPPINGTON, duly appointed by Order of the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P855**, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of July, 2023.

Chelsea N Haslam
NOTARY PUBLIC
My Commission Expires: 03/04/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS DOCUMENT PREPARED BY:
Ellis H Marshall, Jr
MARSHALL & ASSOCIATES, PLLC
10574 Lebanon Rd
Mt Juliet, TN 37122
(615) 885-4335

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 6, SADDLEBROOKE, FORMALLY A PORTION OF POWELL, as shown on plat of record in Plat Book 6250, Page 940, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Wilma Gayle Sappington to Albert L. Sappington, Trustee of the Albert L. Sappington Revocable Living Trust as recorded on the 4th day of January, 2007 in Instrument No 20070104-0001777; Quit Claim Deed from Albert L. Sappington to Albert L. Sappington, Trustee and his successors in trust, of The Albert L Sappington Revocable Living Trust as recorded on the 19th day of April 2002, in Instrument No. 20020419-0048964 and Warranty Deed from Thomas M McKinley and wife, Meggon E. McKinley to Albert L. Sappington, unmarried as recorded on the 2nd day of November, 1995 in Deed Book 9848, Page 131, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Albert Levoy Sappington, an unmarried man, by Quit Claim Deed from Albert L. Sappington, Trustee of The Albert L. Sappington Revocable Living Trust, dated July 14, 2011 and filed July 19, 2011, of record in Instrument No. 20110719-0055268, Register's Office for Davidson County, Tennessee.

The is improved property known as: 4216 Saddlebrooke Place, Hermitage, TN 37076.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand