THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

CO-ADMINISTRATORS' QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
Lucky C. Maze II 8815 O.C. Floyd Rd. College Grove, TN 37046	Owner	135-338 Davidson County

Lucky C. Maze I (the "Decedent") died intestate on February 4, 2022. At his death, the Decedent owned the real property described below (the "Property") as tenants in common with Lucky C. Maze II (the "Grantee"). On July 27, 2022, the Seventh Circuit Court of Davidson County, Tennessee, issued an Order appointing Frances Maze and Kimberley A. Mullins as Co-Administrators (collectively, the "Grantors") of the Decedent's estate (the "Estate").

Now therefore, for and in consideration of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantors, in their capacity as Co-Administrators of the Estate of the Decedent, by these presents do hereby quitclaim and convey unto Lucky C. Maze II, all of their right, title and interest in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is unimproved property known as 0 Una Recreation Road, Nashville, Tennessee.

The description herein is the same as that contained in the prior deed.

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

Karen Johnson Davidson County
Batch# 1075582 DEEDQC
11/28/2023 09:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231128-0091676

36529977 2

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 24 day of November, 2023.

FRANCES MAZE, CO-ADMINISTRATOR OF THE ESTATE OF LUCKY C. MAZE I

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, FRANCES MAZE, CO-ADMINISTRATOR OF THE ESTATE OF LUCKY C. MAZE I, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24 day of November, 2023.

KARLA M DIETRICH STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 12/19/2023 RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/19/2023

KIMBERLEY A. MULLINS, CO-ADMINISTRATOR OF THE ESTATE OF LUCKY C. MAZE I

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, KIMBERLEY A. MULLINS, CO-ADMINISTRATOR OF THE ESTATE OF LUCKY C. MAZE I, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24 day of November, 2023.

KARLA M DIETRICH STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 12/19/2023 RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/19/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 27th day of November, 2023.

Rugenia Hines
Notary Public
My Commission Expires: 5/3/27



36529977.2

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EXHIBIT A

A tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, as follows:

Beginning at an iron pin on the easterly margin of a dirt road at the northwesterly corner of Dilmus Smith's property; thence easterly with said Smith's property 360 feet to an iron pin; thence northerly 420 feet to an iron pin; thence westerly 393 feet to an iron pin on the easterly margin of said dirt road; thence with the easterly margin of said dirt road southerly 219 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Lucky C. Maze I and Lucky C. Maze II, by Warranty Deed Reference: 20010322-0027641, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 27, 2023.

Date

Lucretia Albert

Affiant Signature

11/28/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of November, 2023

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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