Name and Address of New Owner: Sabrina Stacey Tarr
Send tax Notices to Same : 1995 Rolling Meadows Lane, Chapel [illegible] TN 37034

Karen Johnson
Batch # 1082902
12/18/2023 08:39:39 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231218-0097110

****

State of Tennessee)
County of Maury)

THIS CONVEYANCE IS EXEMPT FROM THE TAX ON TRANSFERS OF RI
PURSUANT TO T.C.A. §67-4-409(a)(3)(B).

Affiant

Sworn to and subscribed before me, the 28th day of November, 2023.

Notary Public

My Commission Expires: 10-20-2027

LORI BETH VISAGE
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Parcel No: 96-11-A-040.00

****

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

WHEREAS, BETTY ELAINE ADAIR died June 22, 2023, with will, and her estate was opened for probate on July 18, 2023, in the Chancery Court for Smith County, Tennessee, Probate Division, File No. P-2724, to which reference is hereby made and incorporated herein; and

WHEREAS, BETTY ELAINE ADAIR devised certain real property to **SABRINA STACEY TARR**, by terms of her will of record in Will Book T, Page 506-511, Smith County Clerk & Master's Office; with **SABRINA STACEY TARR** being appointed Personal Representative of the Estate of BETTY ELAINE ADAIR and

WHEREAS by terms of the will, the personal representative was given the specific authority to execute, acknowledge and deliver any deed of general conveyance from the estate;

This Instrument Prepared By:
Bass and Bass Attorneys
P. O. Box 500, Carthage, Tennessee

THEREFORE, in consideration of the premises and other good and valuable consideration and pursuant to the specific authority appointed to the personal representative in the last will and testament, I, **SABRINA STACEY TARR, Personal Representative of the Estate of BETTY ELAINE ADAIR**, do hereby quitclaim unto **SABRINA STACEY TARR,** individually, her heirs and assigns, the following described tract or parcel of land located in the Davidson County, Tennessee, being more particularly bounded and described as follows:

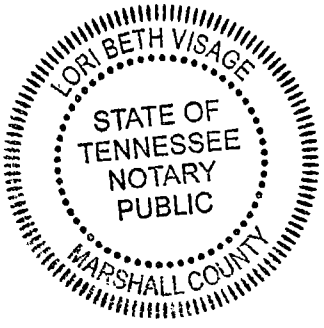
BEING Unit E-7, Hickory Place Condominiums of record in Master Deed of record in Book 6654, page 910, and referred to as Exhibit B found at Page 912 and corrected in Book 6759, Page 533, and referred to as Exhibit B found at Page 535 said corrected book, Unit E-7 being part of the Unit Plan for Phases 2 through 8, Section 1, Hickory Place Condominiums of record in Plat Book 6250, Page 795, all references of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal.

BEING the same property vested in Betty Elaine Adair, by Special Warranty Deed from U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1, of record under Instrument Number 20150116-0005000, in the Register's Office of Davidson County, Tennessee. Betty Elaine Adair died on June 22, 2023 and by will, as noted above, devised the subject property to the grantee.

Possession: Date of Deed
2023 Taxes Assumed by Grantee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, all of which the Grantee assumes.

WITNESS MY HAND this the 28 day of November, 2023.



SABRINA STACEY TARR
Personal Representative of the
Estate of BETTY ELAINE ADAIR

ACKNOWLEDGEMENT

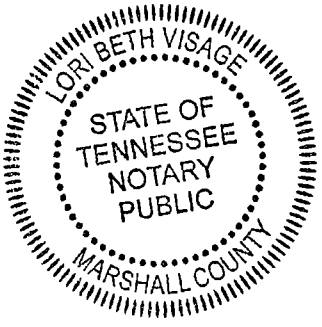
STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, the within named bargainor, **SABRINA STACEY TARR, Personal Representative of the Estate of BETTY ELAINE ADAIR**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his name as the Executor of the Estate of BETTY ELAINE ADAIR.

WITNESS MY HAND and official seal at Offices, Maury County, Tennessee, on this 28 day of November, 2023.

My Commission Expires: 10-26-2027

Lori Beth Visage
Notary Public



This Instrument Prepared By:
Bass and Bass Attorneys
P. O. Box 500, Carthage, Tennessee