PR QCD to Trust
Davidson County

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1086178 DEEDQC
12/28/2023 09:56:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231228-0099654

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mark Iver Sylte, Trustee of the Leonard Sylte Family Trust **342 Lynn Drive** **Nashville, TN 37222**	**(SAME)**	**Map-147-1** **Parcel-17.00**

Leonard V. Sylte (hereinafter referred to as the "Decedent") died on April 19, 2022, leaving a Last Will and Testament dated May 14, 2019. The Last Will and Testament was admitted to probate on July 28, 2022, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P996. The Decedent's spouse, Agnes H. Sylte, predeceased the Decedent. The Personal Representative, Mark Iver Sylte, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Mark Iver Sylte, Personal Representative of the Estate of Leonard Vernon Sylte (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Mark Iver Sylte, Trustee of the Leonard Vernon Sylte Family Trust, (hereinafter referred to as "Grantee"), its successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 412 on the plan of Caldwell Hall, Section 6, of record in Book 2900, page 148, Register's Office for said County.

SAID Lot No. 412 fronts 80.0 feet on the northerly margin of Lynn Drive and extends back 149.2 feet on the westerly line and 149.4 feet on the easterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Leonard V. Sylte and wife, Agnes H. Sylte, by deed from John H. Turner and wife, Bettye O. Turner of record in Book 4749, page 238, Register's Office for Davidson County, Tennessee.

This is improved property known as: 342 Lynn Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 27 day of DECEMBER, 2023.

ESTATE OF LEONARD VERNON SYLTE-GRANTOR

By: _____
MARK IVER SYLTE,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, MARK IVER SYLTE, the within named bargainor, in his capacity as the Personal Representative of the Estate of Leonard Sylte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of Leonard Vernon Sylte and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 27th day of December 2023.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(iv) [formerly 67-4-409(a)(3)(D)].