QUITCLAIM DEED

Karen Johnson
Batch # 1090581
01/11/2024 10:39:21 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240111-0002423

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Celeste Snow Shepherd
Affiant

Subscribed and sworn to before me this 10 day of January, 2024

Notary Public

My Commission expires: 11-3-25
(affix seal)

This transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a)(3)(D)

THIS INSTRUMENT PREPARED BY: Kristal Boone, Attorney, 750 Old Hickory Blvd., Bldg. 2 Suite 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
Celeste Shepherd and Stirling Snow	Celeste Shepherd and Stirling Snow	Map 082-16
907 Fatherland Street	907 Fatherland Street	Parcel 185
Nashville, TN 37206	Nashville, TN 37206	

KNOW ALL PERSONS by these presents that **Celeste Snow Shepherd**, the duly-appointed Executrix, a certified copy of her Letters Testamentary being attached hereto as Exhibit A, of the **Estate of Michael, deceased** (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 23P1912, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee, and recorded in the Probate Court Clerk's Office for said County, hereby releases, remises forever and quitclaims unto **Celeste Shepherd and Stirling Snow, as tenants in common**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot No. 88 on the Map entitled Barrow's Additions to Edgefield, of record in Plan Book 1 page 13, Chancery Court Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Snow and wife, Kathleen Patti Snow, by Warranty Deed from William Eric Gayden Wachtler and wife, Rachel Catherine Wachtler, of record as Instrument No. 20110217-0013468, dated February 15, 2011, in the Register's Office for

Davidson County, Tennessee; the said Michael Snow and wife, Kathleen Patti Snow having since died.

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

This is improved property known as: 907 Fatherland Street, Nashville, TN 37206.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

WITNESS my hand this 10th day of January, 2024.

Celeste Snow Shepherd

Celeste Snow Shepherd, Executrix for the Estate of Michael Snow

STATE OF _____)
COUNTY OF _____

Personally appeared, before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, Celeste Snow Shepherd, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 10th day of January, 2024.

Notary Public

My Commission expires: 9/2/24

Exhibit A
Letters Testamentary

FILED 11/02/23 03:35 PM CASE NO. 23P1912 Joseph P. Day Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CELESTE SNOW SHEPHERD** DOCKET NO: **23P1912**

*It appearing to the Court that **MICHAEL SNOW** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **CELESTE SNOW SHEPHERD**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **November 2nd, 2023**.*

JOSEPH P. DAY, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **CELESTE SNOW SHEPHERD** as **Executrix** of the estate of **MICHAEL SNOW**, deceased, and I do further certify that **CELESTE SNOW SHEPHERD** is still acting **Executrix** of the estate of **MICHAEL SNOW** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 6th day of November, 2023

JOSEPH P. DAY, Clerk

D.C.