Karen Johnson
Batch # 1095579
01/29/2024 02:44:57 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240129-0006141

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Attorney at Law
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me, this 11th day of January, 2024.

NOTARY PUBLIC

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission Expires: 09 / 07 / 2026

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Lance Buckley, Robert Buckley, Amber N. Armes & Brandy Buckley 926 Patricia Dr., Nashville, TN 37217	Same	107 09 0 084.00

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ADMINISTRATOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **LANCE BUCKLEY**, Administrator for the **Estate of SHERRIE ANN HALE BUCKLEY**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of SHERRIE ANN HALE BUCKLEY**, was probated in the Probate Court of Davidson County, Docket No. 23P-912 on MAY 5, 2023. **LANCE BUCKLEY** was appointed Administrator for the **Estate of SHERRIE ANN HALE BUCKLEY**. (See attached Letters Testamentary). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LANCE BUCKLEY**, Administrator for the **Estate of SHERRIE ANN HALE BUCKLEY**, has conveyed, remised, released and forever quitclaims to **LANCE BUCKLEY, ROBERT BUCKLEY, AMBER N. ARMES** and **BRANDY BUCKLEY**, as individuals and heirs of the

Estate, and all of their heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being lot 74, PATRICIA HEIGHTS, SECTION I, as shown on plat of record in Plat Book 2331, Pages 130 and 131, 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 to Sherrie A. Buckley by Warranty Deed from Woodmont Hills Church of Christ, Inc. as recorded on the 2nd day of July, 2010 at Instrument No. 20100702-0052129, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below:

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of PATRICIA HEIGHTS, SECTION I, as recorded in Plat Book 2331, Page(s) 130 and 131.

Covenants, Conditions and Restrictions recorded in Book 2542, Page 519, amended in Book 6045, Page 421 and Book 6067, Page 762 and extended in Book 6887, Page 605.

Easement for Water Main and Appurtenances granted to Metro, recorded in Book 6408, Page 490.

This is improved property known as 926 Patricia Drive, Nashville, Tennessee, 37217.

~~TO HAVE ABND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.~~ CAPM

WITNESS my hand this 11th day of January, 2024.

LANCE BUCKLEY, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lance Buckley**, the 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 at Nashville, Tennessee this 11th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 09/07/2026

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **LANCE BUCKLEY** DOCKET NO: **23P912**

*It appearing to the Court that **SHERRIE A. BUCKLEY** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **LANCE BUCKLEY**, to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **August 10th, 2023**.*

JOSEPH P. DAY, Clerk

S. Yan D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **LANCE BUCKLEY** as **Administrator** of the estate of **SHERRIE A. BUCKLEY**, deceased, and I do further certify that **LANCE BUCKLEY** is still acting as Administrator of the estate, 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 10th day of August, 2023.

JOSEPH P. DAY, Clerk

S. Yan D.C.