Karen Johnson Davidson County
Batch # 1110948 DEEDQC
03/14/2024 08:35:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240314-0017575

This Instrument Prepared by:
J. Blake Freeman, Atty
323 Emery Dr. Nashville, TN 3

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

ADMINISTRATOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Kelley Johnson and Nicole Williams, 821 Luxenburg Dr. Hermitage, TN 37076	New owner	075-12-0 002.00

WHEREAS, Bonitia P. Guffee owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Bonitia P. Guffee died on December 12th 2023, leaving no Last Will. The administration for the estate of Bonitia P. Guffee was admitted to probate in the Probate Court of Davidson County, Tennessee, on February 22nd 2024, as Case No. 24P356 and is recorded among said probate records; and Kelley Johnson and Nicole Williams the two Heirs were appointed Administrators of the Estate of Bonitia P. Guffee.

WHEREAS, the Administrator of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to Kelley Johnson and Nicole Williams as the only heirs to the estate of Bonitia P. Guffee.

NOW, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Kelley Johnson and Nicole Williams, Administrators OF THE ESTATE OF Bonitia P. Guffee ("Grantor") this day executed this Administrator Quitclaim Deed in order to evidence the transfer unto Kelley Johnson and Nicole Williams as heirs to the estate of Bonitia P. Guffee ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 164 on the Plan of Highlands of Tulip Grove, Section3, of record in Plat Book 4675, Page 140, Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 164 fronts 43.0 feet on the southeasterly margin of Luxenburg Drive, and extends back 257.29 feet on the northeasterly line, and 155 feet on the westerly line, to a line on the rear which is a broken line, on which it measures 240.53 feet thereon.

Being the same Property conveyed to Larry P. Guffee and wife, Bonitia P. Guffee of record at page 5013 page 967 R.O.D.C.

Larry P. Guffee having predeceased Bonitia P. Guffee

This property is known as 821 Luxenburg Dr.Hermitage, TN 37076

This transfer is by Quitclaim and the Administrator makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 12 day of March, 2024.

Nicole Williams

Nicole Williams, Administrator of the Estate of Bonitia P. Guffee

Kelley Johnson

Kelley Johnson, Administrator of the Estate of Bonitia P. Guffee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Kelley Johnson and Nicole Williams , Administrators**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 12 day of March, 2024.

Notary Public My Commission Expires

J. BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires 05-07-2024

STATE OF TENNESSEE DAVIDSON COUNTY :

The actual consideration or value for this transfer is $-0-.

Nicole Williams

Affiant

Sworn to and subscribed to before me this the 12 day of March 2024.

Notary Public, My Commission Expires:

J. BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires 05-07-2024