THIS DOCUMENT PREPARED BY:
Marshall & Associates
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen, Grantor/Affiant.**

TO: **JOHN SARNO and WILLIAM WRIGHT, Grantees.**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
John Sarno 644 Denver Drive Hermitage, TN 37076	John Sarno 644 Denver Drive Nashville, TN 37076	075 08 0 009.00

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 10th day of August, 2024.

NOTARY PUBLIC
My Commission Expires: 03/04/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch # 1173197 DEEDQC
08/22/2024 10:51:57 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064570

THIS DOCUMENT PREPARED BY:
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Mt. Juliet, TN 37122
(615) 885-4335

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **JOHN SARNO and WILLIAM WRIGHT**, Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen**, Grantor/Affiant, does hereby quitclaim, transfer, and convey to **JOHN SARNO and WILLIAM WRIGHT**, all interest, right and ownership the Estate of Jeanne Waller Mullen and Decedent Kathy Sarno have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of August, 2024.

LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **LINDSEY L. LAWRENCE, Successor Administrator for the Estate of Jeanne Waller Mullen**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 19th day of August, 2024.

NOTARY PUBLIC
My Commission Expires: 03/06/2029

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS DOCUMENT PREPARED BY:
Marshall & Associates
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 205 fronts 87.00 feet on the westerly margin of Denver Drive and runs back between lines, measuring, 125.00 feet on the northerly side and 158.31 on the southerly side, to a broken line in the rear, measuring 107.42 feet thereon.

Being the same property conveyed to Cornelius P. Mullen, Jr., and Wife, Jeanne W. Mullen by Warranty Deed of record in Book 7507, Page 105, Register's Office for Davidson County, Tennessee. The said Cornelius P. Mullen, Jr. having died on July 6, 2003 and said property having passed to Jeanne W. Mullen by operation of law.

The said Jeanne Waller Mullen died testate on November 22, 2022, and a formal administration of her Estate was opened in the Seventh Circuit Court for Davidson County, Tennessee on March 28, 2023, Docket No. 2023-P-38. The sole beneficiary for the real property pursuant to the Decedent's Holographic Last Will and Testament was Kathy Sarno.

The said Kathy Sarno passed away on October 9, 2023, during the administration of the Estate of Jeanne Waller Mullen, prior to putting this real property into her name. The said Kathy Sarno died intestate; leaving her husband, John Sarno, and her son, William Wright, as the sole heirs of the property by operation of law.

The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 2023-P-38, appointed Lindsey L. Lawrence, Esquire, as the Successor Administrator for the Estate of Jeanne Waller Mullen on November 29, 2023.

This Deed was prepared without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

The is improved property known as: 644 Denver Drive, Hermitage, Tennessee, 37076.
Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

LETTERS OF SUCCESSOR ADMINISTRATION

Estate of **Jeanne Waller Mullen** DOCKET NO: **23P28**

TO: **Lindsey L. Lawrence**

IT APPEARING to the Court that **Jeanne Waller Mullen** has died leaving an estate to be administered, and this Court having appointed you as the Successor Administrator of this estate, you having qualified according to law, and the Court having ordered that Letters issue;

THEREFORE, you, **Lindsey L. Lawrence**, are empowered to enter upon the execution of this estate and take into your possession all the property, and to make to this Court, within sixty (60) days from this date, a perfect Inventory thereof and to make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required, according to the law of the land. HEREIN FAIL NOT.

WITNESS, JOSEPH P. DAY, Clerk of the Probate Court, at office, this **29th** day of **November, 2023**.

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Successor Administration* issued to **Lindsey L. Lawrence** in this estate, and I do further certify that this person(s) is still acting as the Personal Representative in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this _____ day of _____, 20____.

JOSEPH P. DAY, Clerk

_____ D.C.

EFILED 11/29/23 02:34 PM CASE NO. 23P28 Joseph P. Day, Clerk