Karen Johnson
Batch # 1206395
11/19/2024 08:11:08 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241119-0089373

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Mary Elesa Pickard 1120 East Laurel Avenue #19 Foley, AL 36535	Mary Elesa Pickard 1120 East Laurel Avenue #19 Foley, AL 36535	Tax Parcel ID No. 109-01-0A-068.00 CO

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

HAROLD LAYNE TOMLINSON died intestate on April 28, 2024. On June 6, 2024, the Probate Court of Davidson County, Tennessee appointed Mary Elesa Pickard as Administrator of the Estate of Harold Layne Tomlinson at Docket Number 24P-1036.

Mary Elesa Pickard, as Administrator, by signing this Deed, releases any right the Estate of Harold Layne Tomlinson has to recover this property in the event of the subsequent insolvency of the Estate. The Administrator quitclaims to Mary Elesa Pickard, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled First Revision Phase Three Lakeridge, of record in Plat Book 9700, page 373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER A. RUST AND WIFE, KRISTINA L. RUST, by deed from WILLIAM L. HATFIELD, JR., of record in Instrument No. 20010605-0058372, dated May 30, 2001, said Register's Office.

Being the same property conveyed to HAROLD LAYNE TOMLINSON, A SINGLE PERSON, by deed from CHRISTOPHER A. RUST AND WIFE, KRISTINA L. RUST,, of record in Instrument No. 20211001-0132565, dated October 1, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or

rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 109-01-0A-068.00 CO.
Matters shown on the Plan of record in Plat Book 9700, page 373, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9669, page 715, said Register's Office.

By-Laws amended in Instrument of record in Instrument No. 20181004-0098667, Register's Office.

This is improved property located at 3821 Lakeridge Run Nashville TN 37214.

WITNESS my hand this 8th day of November, 2024.

Mary Elesa Pickard

Mary Elesa Pickard as Administrator of the
Estate of Harold Layne Tomlinson

Pamela L. Ryan
Notary Public
Alabama State at Large
Expiration: 04/11/2027

STATE OF Alabama]
COUNTY OF Baldwin]

Personally appeared before me, Pamela L. Ryan, a Notary Public in and for said County and State, the within named Mary Elesa Pickard as Administrator of the Estate of Harold Layne Tomlinson, **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2024.

Pamela L. Ryan
NOTARY PUBLIC

My Commission Expires: 4-11-2027

****

STATE OF Alabama]
COUNTY OF Baldwin]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 8th day of November, 2024.

Mary Elesa Pickard

Mary Elesa Pickard as Administrator of the
Estate of Harold Layne Tomlinson

Pamela L. Ryan
Notary Public
Alabama State at Large
Expiration: 04/11/2027

Pamela L. Ryan

NOTARY PUBLIC

My Commission Expires: 4-11-2027