Karen Johnson Davidson County
Batch # 1206610 DEEDQC
11/19/2024 11:34:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241119-0089660

THIS INSTRUMENT PREPARED BY:
Bradley Arant Boult Cummings LLP (rjn)
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight L. Smith 608 Baldwin Court Nashville, TN 37027	Same	059 13 0 106.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~$NONE~~

Affiant

SUBSCRIBED AND SWORN to before me this 18TH day of Nov 2024.

Notary Public

My Commission Expires: 09.28.2026

WHEREAS, on the date of her death, **Ruth Ardean Cantrell** (a/k/a Ruth A. Cantrell) (hereinafter the "Decedent") owned certain improved real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Real Property"); and

WHEREAS, the Decedent died intestate on October 21, 2023 and the Real Property passed to the Decedent's sole heir-at-law, Dwight L. Smith; and

WHEREAS, Dwight L. Smith was appointed Administrator of the Decedent's intestate estate which is being administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket Number 24P-678 (the "Estate");

WHEREAS, in connection with the administration and distribution of the Estate, the Administrator wishes to document and effectuate the transfer by the Estate of any interest the Estate may have in the Real Property to the sole heir-at-law of the Decedent.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dwight L. Smith, Administrator of the Estate of Ruth Ardean Cantrell** (the "Grantor"), does herby quitclaim to **Dwight L. Smith**, his heirs and assigns, all of Grantor's right, title, and interest, whatever that may be, in and to the Real Property.

This improved property is known as 3917 Flicker Dr, Nashville, Tennessee 37218.

The Real Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in his fiduciary capacity only and not individually.

IN WITNESS WHEREOF, the Grantor has executed this Administrator's Quitclaim Deed this 18 day of NOV, 2024.

Estate of Ruth Ardean Cantrell

By: _____
Dwight L. Smith, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ANN E. DEVOE-SUL, Notary Public, **Dwight L. Smith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Administrator of the Estate of Ruth Ardean Cantrell, deceased, and that he as Administrator executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of NOVEMBER, 2024.

Ann E DeVoe-Sul STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires SEPT. 28, 2026

_____
NOTARY PUBLIC

My Commission Expires: 09.28.2026

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEE'S AND GRANTOR'S REQUEST]

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Treppard Heights. Section I, of record in Book 2663, page 65, Register's Office for said County.

Said Lot No. 204 fronts 75 feet on the westerly side of Flicker Drive and extends back 210.1 feet on the northerly and southerly lines to a dead line measuring 75 feet thereon.

Being the same property conveyed to Lorenza Cantrell and wife, Ruth A. Cantrell, by quitclaim deed from Richard Manson, Trustee, of record in Book 8185, Page 308, Register's Office for Davidson County, Tennessee. The said Lorenza Cantrell having predeceased Ruth A. Cantrell.