Karen Johnson Davidson County
Batch# 1228563 DEEDQC
01/21/2025 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250121-0004547

This instrument prepared by:
Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties
No title exam requested or performed.

Name and Address of New Owner:
Willetta Williams
4754 Kennysaw Drive
Old Hickory, Tennessee 37138

Michael B. Williams
208 Vernon Traylor Drive
Smyrna, Tennessee 37167

Waylon Scott Williams Special Needs Trust
c/o Michael Blaine Williams, Trustee
208 Vernon Traylor Drive
Smyrna, Tennessee 37167

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel: 064-08-0-019.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ADMINISTRATOR'S QUITCLAIM DEED

I, **MICHAEL B. WILLIAMS, as Administrator of the ESTATE OF WILLA JUANITA WILLIAMS, DECEASED**, do hereby transfer, convey and quitclaim unto **WILLETTA WILLIAMS, MICHAEL B. WILLIAMS and MICHAEL B. WILLIAMS as Trustee of the WAYLON SCOTT WILLIAMS SPECIAL NEEDS TRUST DATED OCTOBER 7, 2024**, their heirs, successors and assigns, forever, all right, title, claim and interest in the following described real estate situated in **Davidson County, Tennessee**, to-wit:

Being Lot No. 372 on the Plan of Sherwood Forest Section 4, as of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Howard Wayne Williams and wife, Willa J. Williams by Deed dated August 17, 1979, of record in Book 5484, page 520, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willa J. Williams from Howard Wayne Williams, by Quitclaim Deed dated June 14, 1996, of record in Book 7477, page 522, Register's Office for Davidson County, Tennessee.

The said Willa J. Williams a/k/a as Willa Juanita Williams died intestate on December 6, 2023, which said estate was administered with the Probate Court for Davidson County, Tennessee, Docket No. 24PR428. Michael B. Williams is the duly appointed Administrator of the Estate of Willa Juanita Williams, deceased. All debts of the Estate of Willa Juanita Williams, deceased, have been paid. Notice was given to the Tennessee Department of TennCare and said estate received TennCare clearance and release of filed with the Probate Court for Davidson County, Tennessee. The Administrator, by signing this deed, releases any right the estate may have to recover this subject real property in the event of the subsequent insolvency of said estate.

This is IMPROVED property known as 4754 Kennysaw Drive, Old Hickory, Tennessee 37138.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR AND/OR GRANTEE. THE PREPARE MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED REAL PROPERTY, NOR ANY MATTER EXCEPT TO THE VALIDITY OF THE FORM OF THE DEED.

WITNESS MY HAND on this the 20TH day of JANUARY, 2025.

MICHAEL B. WILLIAMS, Administrator of the Estate of Willa Juanita Williams, Deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **Michael B. Williams, as Adminstrator of the Estate of Willa Juanita Williams, deceased**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 20th day of 2025, 2025.

Notary Public
My commission expires: 09/26/2027

WILLIAM FORREST CRISS III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires
September 26, 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me,
this 21st day of Jan, 2025.

Notary Public
My commission expires: 3-16-28

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 16, 2028

Tennessee Certification of Electronic Document

I, Lisa Rosado, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-20-25 (date of document).

Affiant Signature

1-21-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of Jan, 2025.

Notary's Signature

My Commission Expires: 9-16-2028

Notary's Seal:

RICARDO GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028