Karen Johnson Davidson County
Batch# 1265068 DEEDQC
04/25/2025 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0032043

THIS INSTRUMENT PREPARED BY:

WILLIAM C. RIEDER
HULL, RAY, RIEDER, EWELL, LANE & LYNCH, P.C.
214 N.E. ATLANTIC STREET
P. O. BOX 878
TULLAHOMA, TN 37388

Map-Parcel: 82-16 208 17W-3390

REAL PROPERTY TAX RESPONSIBILITY:

James Daniel Bush
15548 WILDHAVEN LN
COLORADO SPRINGS, CO 80921

OWNER:

same

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

In order to perform the bequests of the Will of Paula Patricia Bush, I, **JAMES D. BUSH**, in my capacity of Personal Representative of the Estate of Paula Patricia Bush, do hereby release, remise and quitclaim unto **JAMES DANIEL BUSH**, his heirs and assigns, all right title and interest of Paula Patricia Bush in and to a certain tract or parcel of land located and situated in Davidson County, State of Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being the westerly 48 feet of Lot No. 83 and all of Lot No. 84 on the plan of Henry Blood's Addition, of record in Book 21, page 5, Register's Office for said county.

Said part of Lot No. 83 and all of Lot No. 84 adjoin and front together 98 feet on the northwesterly margin of Fatherland Street and extends back between parallel lines 170 feet to an alley in the row.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

For source of title, see Order for Probate of Will and Will recorded January 13, 2022 as document 20220113-0005165. For last previous instrument, see deed recorded September 10, 2021 as document 20210910-0121245, all in the Register's Office of Davidson County, Tennessee.

Paula Patricia Bush died October 29, 2020. Her estate was admitted to probate as Case No. 2021PR469, District Court of El Pasto County, Colorado. Her Will devised said property as set forth above.

WITNESS MY HAND this _____day of _____ 2022.

JAMES DANIEL BUSH, Personal Representative of the Estate of Paula Patricia Bush

STATE OF TENNESSEE
COUNTY OF COFFEE

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, **JAMES DANIEL BUSH**, the within bargainor, with whom I am personally acquainted and who acknowledged that he is the Personal Representative of the Estate of Paula Patricia Bush and that he executed the foregoing instrument in his capacity as Personal Representative for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 20th day of January 2022.

NOTARY PUBLIC

GERALD EWELL JR STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My commission expires: 5/17/2023.

* * * * *

I, or we, hereby swear or affirm that this transaction is exempt from transfer tax as a conveyance to implement a testamentary devise, T.C.A. 67-4-409(a)(1)(D).

AFFIANT

SWORN TO AND SUBSCRIBED before me this 20th day of January 2022.

NOTARY PUBLIC

GERALD EWELL JR STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My commission expires: 5/17/2023

True Copy Certification

I, Patricia L. Conley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 1-20-2022.

Patricia L Conley
Affiant Signature

1-20-2022
Date

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 20th day of January 2022.

Jill L Cashion
Notary's Signature

My Commission Expires: 1/27/22

JILL L. CASHION
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY