Karen Johnson Davidson County
Batch # 1438932 DEEDQC
06/29/2026 12:04:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260629-0058580

THIS INSTRUMENT PREPARED BY
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North Suite 300
Nashville, TN 37201-1638

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
ANDREW T. LOFTIN, Administrator 112 Sunset Circle Mt. Juliet, TN 37122	SAME	13307031000

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

Whereas, WESLEY E. LOFTIN owned certain real property in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein;

Whereas, WESLEY E. LOFTIN died intestate and was survived by his mother NANCY C. ANGELO as his sole heir at law;

Whereas; Andrew T. Loftin has been appointed Administrator of the Estate of Wesley E. Loftin by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 26P-1012;

Whereas, NANCY C. ANGELO has since died intestate; and

Whereas, Andrew T. Loftin has been appointed Administrator of the Estate of Nancy C. Angelo by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 26P-909;

Whereas, the parties wish to document this transfer;

Now, therefore, ANDREW T. LOFTIN, ADMINISTRATOR OF THE ESTATE OF WESLEY E. LOFTIN, hereinafter "Grantor," does hereby transfer, convey and quitclaim to ANDREW T. LOFTIN, ADMINISTRATOR OF THE ESTATE OF NANCY C. ANGELO, his successors and assigns, hereinafter "Grantee," all of Grantor's right, title and interest in the property described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 16 day of June, 2026.

Andrew T. Loftin

ANDREW T. LOFTIN, ADMINISTRATOR OF THE ESTATE OF WESLEY E. LOFTIN

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me personally appeared ANDREW T. LOFTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Administrator of the Estate of Wesley E. Loftin and that as such Administrator he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 16 day of June, 2026.

Notary Public
My Commission Expires: 6/3/2029

DEVONEY LOHNES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires June 3, 2029

EXHIBIT A

Being Lot No. 8B on the Plan of Zone Lot Division of Lot Nos. 8 and 9, Phase I, Valley View Terrace, of record in Plat Book 6250, Page 77, amended in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anne L. Loftin by Warranty Deed of record in instrument number 20070611-0069690, R.O.D.C. Anne L. Loftin died testate and devised said property to Wesley E. Loftin in her Last Will and Testament duly probated in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 14P-1718.

The property address is 307 Norway Court, Nashville, TN 37211.