This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Sarah Knight
406 Fairview Ave.
Smyrna, TN 37167

Send tax notice to: Sarah Knight
406 Fairview Ave.
Smyrna, TN 37167

Karen Y Johnson Davidson County
Batch# 157230 DEEDQC
11/07/2018 08:36:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181107-0110167

Map and Parcel No.: 041-07-0 032.00

ADMINISTRATOR DE BONIS NON DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

WHEREAS Elizabeth Knight acquired the real property described in this deed below ("Property") on February 21, 2006;

WHEREAS Elizabeth Knight died on April 3, 2008;

WHEREAS Elizabeth Knight died intestate survived by two children, Sarah Knight and Donnie Brawley;

WHEREAS a probate estate was opened in the Davidson County, Tennessee Probate Court, File No. 08P1709;

WHEREAS on October 10, 2018, by Order of the Davidson County Probate Court, Sarah Knight received this Property as heir to the estate of Elizabeth Knight, to the exclusion of Elizabeth Knight's other heir, Donnie Brawley, and Sarah Knight was appointed as Administrator de Bonis Non of said Estate with full authority to transfer said Property pursuant to said Order.

NOW, THEREFORE, Sarah Knight, Administrator de Bonis Non of the Estate of Elizabeth Knight ("Grantor"), pursuant to the authority granted her under the *Order Appointing Administrator De Bonis Non and Directing the Transfer of Real Property to Sarah Knight* ("Order") entered by said Court on October 10, 2018, said Order of record in Instrument No. 20181107-0110166, Register's Office, Davidson County, Tennessee, does hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Sarah Knight**, a single woman, ("Grantee"), her heirs and assigns, all interest, right, and title, to and in, the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of the west part of Lot No. 3 on the Map of the Lands of K.T. Morris, deceased, of record in Book 57, Page 49, Register's Office for said County, known as Tract No. 7 and described according to an unrecorded survey made by Cantrell, Connell & Morrison Engineers, February 22, 1958, as follows: Said Tract No. 7 fronts 68 feet on the northerly side of Bell Grimes Lane, and extends back between parallel lines, 200 feet to a dead line, on which it measures 68 feet.

Description is taken from prior deed of record. This is improved real property located at 1216 Bell Grimes Lane, Nashville, Tennessee 37207.

Being the same property conveyed to Elizabeth Knight by Cash Deed for Tennessee dated February 21, 2006 from The Department of Housing and Urban Development, of record in Instrument No. 20060307-0025917, Register's Office, Davidson County, Tennessee. As a result of this conveyance, Sarah Knight will hold a 100% interest in the above-described Property.

SIGNATURE APPEARS ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 30th day of October, 2018.

ESTATE OF ELIZABETH KNIGHT, DECEASED

By: Sarah Knight
Sarah Knight
Administrator de Bonis Non

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sarah Knight, Administrator de Bonis Non,** with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: _____), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 7-11-2021

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

AFFIANT:

Sarah Knight

Sarah Knight
Administrator de Bonis Non

Sworn to and subscribed to before me on the 30th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 7-11-2021

Julie T. Moss
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County