This instrument was prepared by:
Andrew M. Cate, Attorney at Law
P.O. Box 2034
Brentwood, TN 37024-2034
Ph: (615) 712-3973

Karen Johnson Davidson County
Batch# 277979 DEEDQC
08/30/2019 11:00:51 AM 4 pgs
Fees: $23.00 Taxes: $1,211.38
20190830-0087791

ADMINISTRATOR'S DEED

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Andrew M. Cate and wife, Melia J. Cate 4721 Potomac Lane Brentwood, TN 37027	SAME	171 03 0A 103.00

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Jeffrey T. Rogers, Jr., Administrator for the estate of Jeffrey Thomas Rogers, Sr., Deceased, pursuant to LETTERS OF ADMINISTRATION, issued on January 6, 2016 by the Clerk & Master for the Cheatham County Probate/Chancery Court, under Cheatham County Probate Docket Number P-2610, a true and correct copy of which is attached hereto as an Exhibit, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Jeffrey Thomas Rogers, Sr., do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Andrew M. Cate and wife, Melia J. Cate, as tenants by the entireties, and their heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Being lot No. 208 on the Plan of Fredericksburg, Section Four, as of record in Plat Book 7900, page 749 and book 7900, page 509, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Thomas Rogers and Rita D. Rogers by deed from Mortgage Electronic Registration Systems, Inc., on As shown of record in Instrument Number 20041001-0118887, Register's Office for Davidson County, Tennessee, and subsequently awarded to Jeffrey T. Rogers, free and clear from any claim or right of Rita D. Rogers, pursuant to a Final Decree of divorce entered on the 18th day of December, 2009, in the Eight Circuit Court for Davidson County, Tennessee, as shown of record in Instrument Number 20120504-0038827, Register's Office for Davidson County, Tennessee.

WITNESS my hand on this 23 day of November, 2016.

Estate of Jeffrey Thomas Rogers, Sr, Deceased
Cheatham County Probate Court, Docket No. P-2610

BY: _____
Jeffrey T. Rogers, Jr., Administrator

STATE OF TENNESSEE
COUNTY OF Shelby

On this 15th day of November, 2016, before me, Marie B. Safford, a Notary Public at Large in and for The State of Tennessee, personally appeared Jeffrey T. Rogers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

MARIE B. SAFFORD NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

My Commission Expires 2-3-18 Notary Public at Large

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $327,400.00.

Affiant

Subscribed and sworn to before me this
30th day of August, 2019

Notary Public My Commission Expires
My commission expires: July 3, 2023

ZARY HYCHE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT TO ADMINISTRATOR'S DEED

FROM: JEFFREY T. ROGERS, JR., ADMINISTRATOR
TO: ANDREW M. CATE AND WIFE, MELIA J. CATE

LETTER OF ADMINISTRATION ISSUED TO JEFFREY T. ROGERS, JR IN THE MATTER OF THE ESTATE OF JEFFREY THOMAS ROGERS, SR., with original signature and stamp of the Clerk and Master/Deputy Probate Clerk for the Chancery Court of Cheatham County, Tennessee

Chancery Court Cheatham County Ashland City, Tennessee	**LETTERS OF ADMINISTRATION**	Case Number P-2610

In the Matter of the Estate of Jeffrey Thomas Rogers, Sr.
Deceased

Administrator, Jeffrey T. Rogers, Jr.

It appearing to the Chancery Court that the above named deceased person left no will, and said Court having appointed the above named Administrator(s) upon making bond and qualifying as directed by law:

It is, therefore, ordered that Letters of Administration are hereby issued to the above named Administrator(s), being now empowered to enter into and take possession of all property rights and credits of this deceased person, and to administer this estate as required by law.

In witness whereof, I have issued these Letters of Administration.

Date: January 6, 2016 Pamela Jenkins
Clerk and Master/Deputy Probate Clerk

I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, including the filing of inventory, settlement, inheritance tax return, and affidavits, as required by law.

_____ for T Rogers Jr

_____ _____

Date: January 6, 2016 Pamela Jenkins
Clerk and Master/Deputy Probate Clerk

I, Clerk and Master of this Court, certify that

1. this is a Court of Record;
2. the above is a true, full, and correct copy of the Letters of Administration issued by this Court in this Estate;
3. these Letters are still in full force and effect as of this date;

Date: January 6, 2016 Pamela Jenkins By: Rhonda Vaught
Clerk and Master/Deputy Probate Clerk