THIS INSTRUMENT PREPARED BY: Michael G. Hoskins, Esq. Law Office of Michael G. Hoskins, P.C. 3200 West End Avenue, Suite 500 Nashville, TN 37203 (615) 783-1757 After recording, return to preparer above, And send tax notices to: Nefeteria D. Coffee 2915 Mike Shields Ct. Nashville, TN 37218-2344	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $10.00 (TEN DOLLARS). AFFIANT Subscribed and sworn to before me this 21st day of Feb 2020. Notary Public My Commission Expires: 9/7/2020 This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

JUNE N. TULL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s):	Send Tax Bills To:	Parcel ID/Tax ID:
Nefeteria D. Coffee 2915 Mike Shields Ct. Nashville, TN 37218-2344 Steven L. Coffee 3534 Sophia Ct. Woodbridge, VA 22193	Nefeteria D. Coffee 2915 Mike Shields Ct. Nashville, TN 37218-2344	058-11-0-169.00

Karen Johnson Davidson County
Batch# 364592 DEEDQC
02/27/2020 11:33:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200227-0021939

ADMINISTRATOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the herein named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nefeteria D. Coffee, as Administrator of the Estate of Jacquelyn R. Coffee, Davidson County Seventh Circuit Court (Probate Division), Probate Docket No. 18P-1888, hereinafter called the grantor ("Grantor"), pursuant to Letter of Administration issued on November 14, 2018, has bargained for and sold, and by these presents does transfer and convey unto NEFETERIA D. COFFEE and STEVEN L. COFFEE, as equal (50%) tenants in common, hereinafter called the grantees ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, together with all tenements, hereditaments and appurtenances thereto, more particularly described as follows, to wit:

Being Lot Number 94 on the Plan of Section 3 Royal Hills, of record in Plat Book 4860 at page 47, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jacquelyn R. Coffee, unmarried, by Richie Bridgeforth Patterson joined by Maxie A. Patterson, Sr., by Warranty Deed of record in Book 7772 page 152, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

This is improved property, commonly known as: 105 Judd Ct., Nashville, TN 37218-1459.

Parcel ID: 058-11-0-169.00
Source of title:
See Exhibit A

THIS CONVEYANCE is made subject to all applicable restrictions, easements, building setback lines and conditions of record, including but not limited to those in the Register of Deeds' Office for Davidson County Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns forever, and the Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further warrant to bind herself, her heirs and representatives, to WARRANT AND FOREVER DEFEND the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further otherwise.

WITNESS my hand this 21 day of February, 2020.

Nefeteria D. Coffee, Administratrix

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 21st day of Feb, 2020, before me personally appeared NEFETERIA D. COFFEE, ADMINISTRATRIX OF THE ESTATE OF JACQUELYN R. COFFEE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 21st day of Feb, 2020.

Notary Public

My Commission Expires: 9/7/2021

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Being all the property conveyed to Richie Bridgeforth by Deed of record in Book 5687 page 488, Register's Office of Davidson County, Tennessee.

Richie Bridgeforth being one and the same person as Richie Bridgeforth Patterson. Maxie A. Patterson, Sr., husband of Richie Bridgeforth Patterson joins in the execution of this instrument to release his marital interest to said property.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.