Karen Johnson Davidson County
Batch# 381989 DEEDWARR
04/06/2020 12:55:30 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20200406-0036308

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

Administrator's Deed

ADDRESS OF NEW OWNER:
Richard Huddleston and Nancy Huddleston
5525 Big East Fork Road
Franklin, TN 37064

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
155-00-0-118.00

For good and valuable consideration received, **PEGGY D. MATHES, ADMINSTRATOR of the ESTATE OF LELLA GENE KITTRELL,** by these presents does transfer and convey pursuant to the probated estate in the **PROBATE** Court of **DAVIDSON** County, State of **TENNESSEE**, being **Docket No. 18P-2043** unto the Grantee, **RICHARD HUDDLESTON AND NANCY HUDDLESTON, HUSBAND AND WIFE**, all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, belonging to **LELLA GENE KITTRELL,** described as follows:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of J.C. Satterfield Farm, of record in Book 421, Page 135, Register's Office for said County, and described according to a copy of a survey thereof made by Ralph W. E. Lambert, Surveyor, made May 27, 1956, as follows: Beginning at an iron pin in the Easterly margin of Harding Road at the corner of Lots 3 and 4 of said Satterfield Farm; thence with the line of said Road, North 35 degrees 30 minutes East 480 feet to an iron pin; thence South 63 degrees 50 minutes East 684 feet to an iron pin; thence South 33 degrees 30minutes West 135 feet to an iron pin in the line between said Lots 3 and 4; thence with said line North 88 degrees West 805 feet to the point of beginning, containing 4.86 acres, more or less.

Being the same property conveyed to H.T. Kittrell and wife, Lella Gene Kittrell by Warranty Deed from P.M. Chaffin and wife, Ruby Chaffin of record in Book 2698, page 222, Register's Office for Davidson County, Tennessee, dated September 25, 1957 and recorded on September 25, 1957. The said H. T. Kittrell predeceased Lella Gene Kittrell. Lella Gene Kittrell AKA Gene Kittrell died on November 6, 2018 and her Will was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 18P-2043.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 135, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2698, Page 222, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8277 Highway 100, Nashville, Tennessee 37221**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind Grantor as **ADMINSTRATOR** of the **ESTATE OF LELLA GENE KITTRELL,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 3rd day of April, 2020.

Estate of Lella Gene Kittrell

BY: Peggy D Mathes, Adm
Peggy D. Mathes
Adminstrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY D. MATHES, ADMINSTRATOR of the ESTATE OF LELLA GENE KITTRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**.

Affiant

Subscribed and sworn to before me this 3rd day of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2021

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY