ESTATE ADMINISTRATOR DEED

Karen Johnson Davidson County
Batch# 552196 DEEDQC
01/12/2021 09:13:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210112-0005067

KRISTEN VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -1- .

JOHN BECK
Affiant

Subscribed and sworn to before me, this the 25th day of November, 2020.

Kristen Vanderkooi
Notary Public

My commission expires: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
448 Flintlock Court **Nashville, TN 37217**	**OWNER: Karen Beck**	**Map 135-16-0-B** **Parcel 024.00co**

WHEREAS, Richard Beck (the "Decedent") was the owner of certain property located in Davidson County, Tennessee, having owned said property solely (See Exhibit A, Death Certificate of Richard Beck the Property is more particularly described below (the "Property"); and

WHEREAS, Decedent died Intestate on May 23, 2019 the Administration of the Intestate Estate of Richard Beck has been filed as Probate Case Number 19P1166, Davidson County Probate Clerk's Office; and **John Beck**, appointed as Estate Administrator, has been issued Letters of Administration, attached hereto as Exhibit B.

WHEREAS, pursuant Tennessee law, title to this real property vested upon his death to his Children, as Heirs-at-Law, John Beck, Karen Beck and Brian Beck.

WHEREAS, John Beck, Karen Beck and Brian Beck would as the Decedent's children inherit one third percent (1/3%) of this real property each.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREIN NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John Beck, as Administrator of the Estate of Richard Beck,

HEREINAFTER CALLED THE GRANTOR, HAS CONVEYED SAID REAL PROPERTY TO JOHN BECK, KAREN BECK AND BRIAN BECK AS HEIRS AT LAW.

GRANTOR ASSIGNS ALL OF THE GRANTOR'S INTEREST, AS ESTATE ADMINISTRATOR OF THE DECEDENT'S ESTATE, IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 24 on the Plan of Woodridge at Nashboro Village, Nashboro Village – Tract 11, a Planned Unit Development, as of record in Instrument No. 20021120-0143949, 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 Richard Beck, an unmarried man, by Warranty Deed dated November 23, 2010, from Arshi Nasseh and Nasser Nasseh, of record in Instrument No. 20101129-00944841, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20101129-00944841, and in Instrument No. 20050520-0056888, said Register's Office; By-Laws of record in Instrument No. 20021106-0136459, said Register's Office; Declaration of Covenants and Restrictions of record in Book 4827, Page 14, said Register's Office; easements and setback lines as set forth on the above plan of record.

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

This is Improved (X) Unimproved ( ) property, known as: **448 Flintlock Court, Nashville, TN 37217.**

Witness my hand this 25th day of November, 2020.

John Beck, Administrator of the Estate of Richard Beck

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Beck, Administrator of the Estate of Richard Beck,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2020.

Kristen Vanderkooi
Notary Public

My Commission Expires: 10/2/2023

KRISTEN VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: 2019 030598

TYPE/PRINT IN PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME: RICHARD A BECK						2. SEX: MALE	3. DATE OF BIRTH: 05/23/2019
4. TIME OF DEATH (Approx.): 12:49 PM	5a. AGE: 74	5b. UNDER 1 YEAR: Months / Days	5c. UNDER 1 DAY: Hours / Minutes	6. DATE OF DEATH: 07/19/1944	7. BIRTHPLACE: BERWYN, IL		
8a. PLACE OF DEATH: ER/OUTPATIENT							
8b. FACILITY NAME: TRISTAR SUMMIT MEDICAL CENTER			8c. CITY OR TOWN: HERMITAGE			8d. COUNTY OF DEATH: DAVIDSON	
9. MARITAL STATUS: DIVORCED	10. SURVIVING SPOUSE (name prior to first marriage)		11a. DECEDENT'S USUAL OCCUPATION: PROGRAMMER			11b. KIND OF BUSINESS/INDUSTRY: RAND MCNALLY	
12. SOCIAL SECURITY NUMBER: -1492	13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE		13b. COUNTY: DAVIDSON			13c. CITY OR TOWN: NASHVILLE	
13d. STREET AND NUMBER: 448 FLINTLOCK COURT		13e. INSIDE CITY LIMITS? YES	13f. ZIP CODE: 37217			14. WAS DECEDENT EVER IN US ARMED FORCES? YES	
15. DECEDENT'S EDUCATION: BACHELOR'S DEGREE	16. DECEDENT OF HISPANIC ORIGIN? NO, NOT SPANISH/HISPANIC/LATINO		17. DECEDENT'S RACE: WHITE				
18. FATHER'S NAME: ERNEST BECK			19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: HELEN BECK				
20a. INFORMANT'S NAME: JOHN BECK	20b. RELATIONSHIP TO DECEDENT: SON		20c. MAILING ADDRESS: 2421 RAVINE DRIVE, NASHVILLE, TN 37217				
21a. METHOD OF DISPOSITION: BURIAL	21b. PLACE OF DISPOSITION: MIDDLE TENNESSEE CREMATION CENTER		21c. LOCATION: MOUNT JULIET, TN				
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ TONYA SCALES HAYNES	22b. LICENSE NUMBER: 5881	22c. SIGNATURE OF EMBALMER				22d. LICENSE NUMBER	
23a. NAME AND ADDRESS OF FUNERAL HOME: NEW GENERATION FUNERAL HOME, 2930 MURFREESBORO PIKE, ANTIOCH, TN 37013-2226						23b. LICENSE NUMBER: 1217	
24. REGISTRAR'S SIGNATURE: /s/ EDWARD G. BISHOP III			25. DATE FILED: 06/04/2019				

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

26. CERTIFIER
26a. ☐ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☒ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a. CERTIFIER	27b. LICENSE NUMBER	27c. DATE SIGNED
/s/ EMILY DENNISON, M.D.	53219	06/04/2019

27d. NAME AND ADDRESS: EMILY DENNISON, M.D. 850 R.S. GASS BLVD, NASHVILLE, TN 37216

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		APPROXIMATE INTERVAL: ONSET TO DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	a. PENDING	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	DUE TO (OR A CONSEQUENCE OF) b.	
	DUE TO (OR A CONSEQUENCE OF) c.	
	DUE TO (OR A CONSEQUENCE OF) d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

28e. WAS AN AUTOPSY PERFORMED?

28f. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH	31. DID TOBACCO USE CONTRIBUTE TO DEATH?	32. IF FEMALE
PENDING INVESTIGATION		N/A

33. IF TRANSPORTATION INJURY, SPECIFY:	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK?	34d. PLACE OF INJURY
	34e. DESCRIBE HOW INJURY OCCURRED		34f. LOCATION OF INJURY	

PH-1659 (Rev. 9/2017) RDA 10112

11121000

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Edward G. Bishop III
State Registrar

[redacted]

Date Issued: JUN 10 2019

CERTIFICATION OF VITAL RECORD

EFILED 07/11/19 15:04 ... erk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **JOHN BECK** DOCKET NO: **19P1166**

*It appearing to the Court that **RICHARD BECK** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **JOHN BECK,** to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **July 10th, 2019** .*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **JOHN BECK** as **Administrator** of the estate of **RICHARD BECK**, deceased, and I do further certify that **JOHN BECK** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.