Karen Johnson Davidson County
Batch# 564934 DEEDQC
02/01/2021 10:54:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210201-0014038

PREPARED BY:

MICHAEL M. CASTELLARIN, ESQ.
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130 - (615) 356-8138 (fax)

ADMINISTRATOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Vernon Bates 820 Beech Bend Drive Nashville, TN 37221	Same	142-14-172 9D-61464

Know all men by these presents that Vernon Bates, as administrator of the Estate of Janet Lee Hill Bates, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of making a distribution from the Estate of Janet Lee Hill Bates and releasing any claim of the Estate of Janet Lee Hill Bates, hereby quitclaims and conveys to Vernon Bates any and all interest that the Estate of Janet Lee Hill Bates may have in the following property:

Janet Lee Hill Bates died intestate on December 6, 2016. She had no children. She was married to Vernon Bates. Vernon Bates was appointed administrator of Estate of Janet Lee Hill Bates on the day of 2nd day of February, 2017 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Docket No. 17P113. The property described in this deed passed to Vernon Bates under the Tennessee Law of intestate succession. All debts of the decedent have been paid. The Administrator, by signing this Deed, releases any right the Administrator has to recover the property in the event of the subsequent insolvency of this estate. In accordance with the laws of Tennessee, Vernon Bates, as administrator, quitclaims to Vernon Bates, all right, title and interest of Janet Lee Hill Bates and the estate of Janet Lee Hill to the following described real estate in Davidson County, Tennessee.

> A certain tract or parcel of land in Davidson County, Tennessee being Lot No. 689 on the Plan of Harpeth Woods, Section 3, of record in Book 5200, page 178, Register's Office for said County.
>
> Said Lot No. 689 fronts 75 feet on the westerly side of Beech Bend Drive and extends back 236.9 feet on the northerly line and 250.6 feet on the southerly line to a dead line in the rear measuring 76.3 feet thereon.
>
> Being the same property conveyed to Janet Lee Hill, unmarried, and Richard F. Hill, her father, by Deed from David C. Tucker and Brenda M. Tucker, his wife, of record in Book 6129, page 8, said Register's Office.

Richard F. Hill a/k/a Richard Frank Hill, died intestate on September 20, 2002. He was survived by his wife, Jane S. Hill, and two children Janet Lee Hill and Joal M. Hill. The one half interest in this property owned by Richard Frank Hill vested in equal shares in Jane S. Hill, Janet Lee Hill, and Joal M. Hill on his death. Janet

Lee Bates then owned a two thirds interest in the property, Jane S. Hill owned a one sixth interest in the property and Joal M. Hill owned a one sixth interest in the property.

Jane S. Hill died testate on September 11, 2016. Her will was admitted for probate in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 17P132. Her will divided her estate equally between her two daughters, J. Lee Hill and Joal M. Hill. J. Lee Hill, Janet Lee Hill, Janet Lee Bates and Janet Lee Hill Bates are one and the same person. Joal M. Hill was appointed to serve as executrix of the estate of Jane S. Hill. Upon the death of Jane S. Hill the one sixth interest owned by Jane S. Hill in this property vested, in equal shares, in Janet Lee Bates and Joal M. Hill. Joal M. Hill then owned a one fourth interest in this property and Janet Lee Bates owned a three fourths interest in this property. The interest of Joal M. Hill was conveyed to Vernon Bates by deed of record as document number 20120121-0009438 in the Register's office for Davidson County, Tennessee.

Janet Lee Hill married Vernon Bates on December 26, 1997 and became Janet Lee Hill Bates. Janet Lee Hill Bates a/k/a Janet Lee Bates, died intestate on December 6, 2016 with no issue while married to Vernon Bates. Vernon Bates is the surviving spouse of Janet Lee Hill Bates. Vernon Bates was appointed administrator of the estate of Janet Lee Hill Bates in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 17P113. The three fourths ownership interest of Janet Lee Hill Bates in this property vested in Vernon Bates on the death of Janet Lee Bates.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* §67-4-409 a(3)(D) and (a)(5).

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of Jan, 2021.

Vernon Bates

Vernon Bates, Administrator, Estate of Janet Lee Hill Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Longtin, a Notary Public in and for said County and State, the within named, Vernon Bates, Administrator of the Estate of Janet Lee Hill Bates, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of January, 2021.

Susan Longtin

Notary Public

SUSAN LONG OATES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 3-8-22