Karen Johnson Davidson County
Batch# 731888 DEEDWARR
10/08/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20211008-0135528

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
_____
_____
_____

Administrator's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Patricia Wingfield	NEW OWNER	059-05-0-204.00
4167 Bobwhite Drive	4167 Bobwhite Drive	
Nashville, TN 37218	Nashville, TN 37218	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of William Bethel Hayden, Jr.**, by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 20P-1206** unto the Grantee, **Patricia Wingfield, an unmarried woman**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **William B. Hayden a/k/a William Bethel Hayden, Jr.** described as follows:

BEING LOT NO. 209 BUENA VISTA ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 4460, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Ola Alexander, (a single person) by Warranty Deed from Commerce Union Bank of record in Book 5325, Page 10, Register's Office for Davidson County, Tennessee, dated August 04, 1978 and recorded on August 15, 1978.

Being the same property conveyed to William B. Hayden and wife, Ola Hayden by Quitclaim Deed from Ola Alexander of record in Book 11324, Page 544, Register's Office for Davidson County, Tennessee, dated January 22, 1999 and recorded on February 03, 1999.

Ola Hayden having died on or about June 6, 2016, leaving William B. Hayden as surviving tenant by the entirety.

William B. Hayden a/k/a William Bethel Hayden, Jr. having died on or about December 2, 2019. Peggy D. Mathes was appointed administrator, pursuant to order entered September 09, 2020, in the Estate of William Bethel Hayden, Jr., Docket No. 20P-1206, which remains open. The said Peggy Mathes was issued with Letters of Administration on September 15, 2020, and pursuant to a Petition to Sell Real Property and Pay Debts issued by the aforesaid court on September 22, 2020, Peggy Mathes, as the Administrator of the Estate of William Bethel Hayden, Jr. was vested with the authority to sell the subject property for the purpose of settling the estate.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) Instruments of record as restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 4460, Page 22; and Restrictions in record in Book 4512, Page 694; said Register's Office.;
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as: 4167 Bobwhite Drive, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she 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 herself as Administrator of the **Estate of William Bethel Hayden, Jr.,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of October, 2021.

Peggy D. Mathes, Admin
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of William Bethel Hayden, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of William Bethel Hayden, Jr.,** and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 5th day of October, 2021.

My commission expires:
1-3-22

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $211,000.00.

Affiant

Subscribed and sworn to before me this 6 day of October, 2021.

Notary Public

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 5th, 2021.

Affiant Signature

10/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22