ADMINISTRATOR'S DEED

STATE OF TENNESSEE
DAVIDSON COUNTY
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of February, 2022.

Notary Public

My Commission Expires: 5/9/23

Payton Doherty
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER'S ADDRESS:
Tanya Dixon Fields
3242 West Hamilton Avenue
Nashville, TN 37218

Cameron Prather
3242 West Hamilton Avenue
Nashville, TN 37218

Titus Prather
3242 West Hamilton Avenue
Nashville, TN 37218

Cortney Prather
3936 Banbury Drive
Nashville, TN 37207

Trinity Tyler
3242 West Hamilton Avenue
Nashville, TN 37218

SEND TAX BILL TO:
New Owners

MAP-PARCEL NOS
Map & Parcel:
70-1-87

Karen Johnson Davidson County
Batch# 804881 DEEDQC
02/14/2022 12:04:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220214-0016775

This instrument prepared by: Roland T. Hairston II, Attorney at Law, 615 Main St., Suite 106 Nashville, TN 37206. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Zero Dollars, I, TANYA DIXON-FIELDS, Administrator of the Estate of Doretha Dixon-Tyler, by these presents do hereby quitclaim and convey any and all interest said estate may have and all interest in the improved real property in Davidson County, Tennessee commonly known as 3242 West Hamilton Avenue, Nashville, TN 37218 to Tanya Dixon-Fields, Cameron Prather, Titus Prather, Cortney Prather and Trinity Tyler, their heirs and assigns as joint tenants in common. Said real property is further described as follows:

Being Lot No. 1, Treppard Heights, Section 11, Re-Subdivision of Lots 42 43, of record in Plat Book 5190, page 338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Doretha Prather, an unmarried person by warranty deed from Alvin Singh and Barbara Singh of Record in Book 10575, Page 113, said Register's Office.

Doretha Prather (Dixon-Tyler) died on February 3, 2021. She left no valid *Last Will and Testament*. The estate has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No. 21P666. This conveyance is being made to convey any interest of the Estate of Doretha Dixon-Tyler in the subject real property to her heirs at law: Tanya Dixon-Fields, Cameron Prather, Titus Prather, Cortney Prather and Trinity Tyler in equal parts as joint tenants in common.

This is improved real property located at 3242 West Hamilton Avenue, Nashville, TN 37218.

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

IN WITNESS WHEREOF, the Grantor has caused this Administrator's Deed to be executed this 7th day of February, 2022.

By: _____
TANYA DIXON-FIELDS, ADMINISTRATOR
ESTATE OF DORETHA DIXON-TYLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Payton Doherty of the state and county mentioned, personally appeared Tanya Dixon-Fields, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administrator of the Estate of Doretha Dixon-Tyler and as such Administrator acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Doretha Dixon-Tyler the within named bargainor, an estate, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Administrator.

Witness my hand and seal, at office in this 7th day of February, 2022.

_____
Notary Public

My Commission Expires: 5/9/23

Payton Doherty
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY