This Instrument Prepared By:
PARKER T. BROWN, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 868965 DEEDQC
06/09/2022 10:22:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220609-0065775

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
Margaret Kirkpatrick Loree Catruan Beard Leah Williams		
4220 Grandville Blvd.	SAME as NEW OWNER	059-16-0-152.00
Nashville, TN 37207		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(D).

ESTATE OF LUTHER CULLOM KIRKPATRICK

By: Loree Catruan Beard
Loree Catruan Beard, Administratrix

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Sworn to and subscribed before me this MAY 17, 2022.

Notary Public

My Commission Expires: _____

ADMINISTRATRIX' DEED

KNOW ALL PERSONS BY THESE PRESENTS, that LOREE CATRUAN BEARD is the duly appointed Administratrix for the ESTATE OF LUTHER CULLOM KIRKPATRICK, evidenced by the attached **Exhibit A**, Letters of Administration for the ESTATE OF LUTHER CULLOM KIRKPATRICK, Docket Number 21P2320, which is administered in the Circuit Court for Davidson County, Tennessee.

MARGARET KIRKPATRICK, LOREE CATRUAN BEARD and LEAH WILLIAMS are the heirs-at-law and beneficiaries of the ESTATE OF LUTHER KIRKPATRICK, deceased. Each of the heirs-at-law of LUTHER KIRKPATRICK, being MARGARET KIRKPATRICK, LOREE CATRUAN BEARD and LEAH WILLIAIMS, inherit a ONE-THIRD (1/3) tenants in common interest in said property pursuant to the laws of intestate succession, T.C.A. 31-2-103.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, LOREE CATRUAN BEARD, Administratrix for the ESTATE OF LUTHER CULLOM KIRKPATRICK, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Decedent and his Estate owns to MARGARET KIRKPATRICK a one-third (1/3) tenants in common interest; LOREE CATRUAN BEARD a one-third (1/3) tenants in common interest and LEAH WILLIAIMS a one-third (1/3) tenants in common interest, in that certain tracts or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 49 on the unrecorded Plan of Hickory Heights, a re-subdivision of Lots "C" and "D" in J.B. Haynie's Plan of Lots called Dewey Heights recorded in Book 161, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the westerly margin of Avalon Drive and runs back on the southerly line 111.83 feet and on the northerly line 114.60 feet to a deadline in the rear which measures 50.1 feet.

Being the same property conveyed to LUTHER KIRKPATRICK, (single) from M.H. WEBB and wife, IDA NELL WEBB, by Warranty (Installment) Deed of record in Book 3434, Page 146, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 14 Avalon Lane, Nashville, Tennessee 37207.

WITNESS MY HAND this May 17, 2022.

ESTATE OF LUTHER KIRKPATRICK

By: Loree Catruan Beard

Loree Catruan Beard, Administratrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOREE CATRUAN BEARD, with whom I am personally acquainted, who supplied Letters of Administration evidencing that she is the duly appointed Administratrix for the ESTATE OF LUTHER CULLOM KIRKPATRICK by the Circuit Court for Davidson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 17 day of 37027, 2022.

NOTARY PUBLIC

My Commission Expires: _____

PAYVERT BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025

EXHIBIT H

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **LOREE CATRUAN BEARD** DOCKET NO: **21P2320**

*It appearing to the Court that **LUTHER CULLOM KIRKPATRICK** 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 **LOREE CATRUAN BEARD,** 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 **April 4th, 2022** .*

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 **LOREE CATRUAN BEARD** as **Administratrix** of the estate of **LUTHER CULLOM KIRKPATRICK**, deceased, and I do further certify that **LOREE CATRUAN BEARD** 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 4 day of April, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.