ADMINISTRATOR'S DEED

Karen Johnson Davidson County
Batch# 902494 DEEDQC
08/12/2022 09:03:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220812-0091651

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

Arena Groves
Affiant

Subscribed and sworn to before me this 9th day of AUGUST, 2022.

Payton Doherty
Notary Public

My Commission Expires: 5/9/23

Payton Doherty
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER'S ADDRESS:	SEND TAX NOTICES TO:	MAP-PARCEL NOS
DAVID W. SAUNDERS, JR.	DAVID W. SAUNDERS, JR.	PARCEL ID:
700 Maple Place	700 Maple Place	061 05 0A 045.00
NASHVILLE, TN 37216	NASHVILLE, TN 37216	

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, ARENA GROVES, Administrator of the Estate of Minnie K. Saunders, 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 700 Maple Place, Nashville, TN 37216 to David Saunders, Jr., and their heirs. Said real property is further described as follows:

> Being Unit No. 19 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan of Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.
>
> Being a portion of the same property conveyed to Minnie K. Saunders, unmarried, by warranty deed from Fox Ridge Homes, INC., a limited partnership of record in Book 7997, Page 920, Register's Office of Davidson County, TN.

Minnie K. Saunders died on January 7, 2022. 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. 22P813. This conveyance is being made to convey any interest of the Estate of Minnie K. Saunders in the subject real property to her sole heir at law: David Saunders, Jr.

This is improved real property located at 700 Maple Place, Nashville, TN 37216.

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 9th day of August, 2022.

By: Arena Groves
ARENA GROVES, ADMINISTRATOR
ESTATE OF MINNIE K. SAUNDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Payton Doherty of the state and county mentioned, personally appeared Arena Groves, 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 Minnie K. Saunders and as such Administrator acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Minnie K. Saunders 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 9th day of August, 2022.

Payton Doherty
Notary Public

My Commission Expires: 5/9/23

Payton Doherty
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY