DOCUMENT PREPARED BY:
Patrick Johnson
BPR#07339
106 Elkmont Place
Pegram, Tennessee 37143

NAME AND ADDRESS OF NEW OWNER:
Linda Nichole Murphy
3826 Hutson Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Same as new owner

Karen Johnson Davidson County
Batch# 908608 DEEDWARR
08/26/2022 11:05:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220826-0096517

WARRANTY DEED

MAP NUMBER: 061-10-0; PARCEL NUMBER 24.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash paid in hand and for other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Linda Nichole Murphy, the Adminstrator of the Estate of Gary Ray Hutson, ("Grantor"), has bargained and sold and does hereby transfer and convey unto the same Linda Nichole Murphy ("Grantee") land in Davidson County, Tennessee more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 238 on the plan of Maplewood Heights Second Subdivision, a plan of which is of record in Book 57, pages 103 and 104, Register's Office for said county:
>
> SAID Lot No. 238 fronts 100 feet on the westerly side of Hutson Avenue and extends back between parallel lines of 300 feet to a dead line.
>
> BEING the same property conveyed to Gary Ray Hutson by deed from Charles H. Blunkall and wife Inez L. Blunkall of record in Instrument # 199912280307458 Register's Office For Davidson County, Tennessee.The legal description contained herein is the same as that contained in the previous instrument of record. Gary Ray Hutson having died on August 28, 2021. A probate estate was opened and Linda Nichole Murphy was appointed as the Administrator c.t.a. of the estate.

This is improved property known as 3826 Hutson Avenue, Nashville, TN. 37216.

GRANTOR does convenant that she is lawfully seized and possessed with the right to convey this real property as Administrator c.t.a. of the estate of Gary R. Hutson as evidenced by the attached Letters of Administration c.t.a..

Signed this the 18th day of August, 2022.

Linda Nichole Murphy

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public, within said State and County aforesaid, personally appeared the said Linda Nichole Murphy, with whom I am acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed this document for the purpose contained herein.

Witnessed my hand and official seal on this the 18th day of August, 2022.

Notary Public

July 7, 2025
My Commission Expires

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

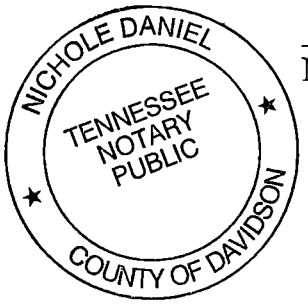
Before me, the undersigned Notary Public, within said State and County aforesaid, personally appeared the said Linda Nichole Murphy, with whom I am acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that the actual consideration or value of the property, which ever is greater, is ~~$200,000.00~~ 0.

Linda Nichole Murphy

Witnessed my hand and official seal on this the 18th day of August, 2022.

Nichole Daniel
Notary Public

July 7, 2025
My Commission Expires



EFILED 06/28/22 12:08 PM CASE NO. 21P1769 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

LETTERS OF ADMINISTRATION *c.t.a.*

Estate of **Gary Ray Hutson** DOCKET NO: **21P1769**

TO: **Linda N. Murphy**

IT APPEARING to the Court that **Gary Ray Hutson** has died leaving a Last Will and Testament which has been duly proven in open Court, and application being made to have Letters of Administration with the Will annexed granted to you on the estate of this decedent and you having qualified according to law, and the Court having ordered that Letters issue;

THEREFORE, you, **Linda N. Murphy**, are empowered to enter upon the execution of said Will and take into your possession all the property, and to make to this Court, within sixty (60) days from this date, a perfect Inventory thereof, unless waived, and to make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required, according to the provisions of said Will, and the law of the land. HEREIN FAIL NOT.

WITNESS: RICHARD R. ROOKER, Clerk of the Probate Court, at office, this 28th day of June, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 with the Will annexed* issued to **Linda N. Murphy** in this estate, and I do further certify that this person(s) is still acting as the Personal Representative in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this _____ day of _____, 20____.

RICHARD R. ROOKER, Clerk

_____ D.C.