Karen Johnson Davidson County
Batch# 923539 DEEDWARR
09/30/2022 10:33:34 AM 2 pgs
Fees: $13.00 Taxes: $669.70
20220930-0108004

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

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Administrator's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Ethy Mehr 146 Gatone Dr Hendersonville TN 37075	NEW OWNER	059-09-0-169.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Richard W. Hatfield,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1050** unto the Grantee, **Ethy Mehr,** Married, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Richard W. Hatfield,** described as follows:

Land in Davidson county, Tennesse, being Lot No. 235 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, R.O.D.C.

Said Lot No. 235 fronts 74 feet on the Northerly side of Kings Lane and runs back between lines 361.85 feet on the Easterly side and 366.28 feet on the Westerly side, to a line at the rear on which it measures 74.13 feet thereon.

Being a portion of the same property conveyed to Richard W. Hatfield by Warranty Deed from Paul Morrow Et UX Bennie S. Morrow of record in Book 5439, page 408 Register's Office for Davidson County, Tennessee, dated May 21, 1979 and recorded on May 23, 1979. The said Richard W. Hatfield died intestate on March 12, 2021 and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 21P-1050. Peggy D. Mathes was issued with Letters of Administration on October 6, 2021 and appointed to serve as Administrator of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee.

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 185 and amended in Book 4953, Page 848; and Book 4707, Page 766; Book 5002, Page 180; and Book 4794, Page 934, 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 3308 Kings Lane, 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, their 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 Richard W. Hatfield** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of September, 2022.

Estate of Richard W. Hatfield

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2022, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Richard W. Hatfield,** 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 Richard W. Hatfield**, 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 21st day of September, 2022.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Affiant

Subscribed and sworn to before me this 21st day of September, 2022.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024