Karen Johnson Davidson County
Batch# 930779 DEEDWARR
10/18/2022 10:09:54 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20221018-0113626

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:
Laura Hill 1507 Old Brooks Rd. Brentwood, TN 37027	NEW OWNER	083-12-0-116.00

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, **Laura Hill**, 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, Tennessee, being Lot No. 199 on the Plan of Final Plat of Resubdivision of Reserve Parcel 2 on the Plan of Eastland Acres, Section IV of record in Plat Book 2331, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard W. Hatfield, unmarried by Warranty Deed from T. C. Penick, Sr. and Arthur H. Rawls and Edwin R. Fulcher, Jr of record in Book 10655, page 457, Register's Office for Davidson County, Tennessee, dated October 21, 1997 and recorded on October 23, 1997.

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 2331, Page 94; and Instrument No. 20131010-0106341; Book 2490, Page 90, 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 2453 Eastland Ave, Nashville, TN 37206.

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 12th day of October, 2022.

Estate of Richard W. Hatfield

Peggy D. Mathes, Adm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 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 12th day of October, 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 $610,000.00.

Affiant

Subscribed and sworn to before me this 12th day of October, 2022.

Notary Public

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024