Karen Johnson Davidson County
Batch# 933593 DEEDQC
10/25/2022 12:07:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221025-0115687

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
William F. Hodge et al. 1335 Burton Valley Road Nashville, TN 37215	-same-	Map 131-14-0 Parcel 070.00

ADMINISTRATOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLAIBORNE K. McLEMORE III, ADMINISTRATOR of the Estate of S. MAE FLEMING HoDGE, deceased (the "Grantor") has this day bargained and sold, and do hereby convey, quitclaim and transfer to WILLIAM F. HODGE and JAMES W. HODGE [each to receive a fifty percent (50%) undivided interest as a tenant-in-common](collectively the "Grantees"), their respective heirs, successors and assigns forever, all of the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 83 on the Plan of Seven Hills, Section II, 1st Addition, of record in Book 2663, page 51, register's Office for said County.

Said Lot No. 83 fronts 114.7 feet on the southwesterly side of Burton Vally Road and runs back between lines 404 feet on the northwesterly line and 473 feet on the southeasterly line to a dead line in the rear which is a broken line, on which it measures 251 feet.

BEING the same property conveyed to James L. Hodge, Jr. and wife, Mae Fleming Hodge, by deed of record in Book 2965, page 39, Register's Office for Davidson County, Tennessee. The said James L. Hodge, Jr. predeceased his wife, leaving her as the sole owner of the subject property. The said Mae Fleming Hodge, being one and the same person as S. Mae Fleming Hodge (the "decedent"), died on September 4, 2022. The decedent's estate is being

administered before the Seventh Circuit Court for Davidson County (Probate Division), under Docket No. 22 P 1725. The decedent died interstate. A certified copy of the Order appointing Claiborne K. McLemore III to be Administrator of the decedent's estate is recorded as Instrument No. 20221025-0115086, in said Register's Office. Claiborne K. McLemore III has qualified to serve as Administrator of the decedent's estate and is now serving as such.

The subject property is subject to: (i) current year's property taxes (a lien now payable); (ii) applicable zoning laws; (iii) all matters affecting it as may appear of record.

THIS IS improved property known generally as 1335 Burton Valley Road, Nashville, Tennessee 37215.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, on this the 25th day of October, 2022, to be effective as of September 4, 2022.

ESTATE OF S. MAE FLEMING HODGE, deceased

By: _____
Claiborne K. McLemore III,
Administrator

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, Dawn E. Wright of the state and county mentioned, personally appeared Claiborne K. McLemore III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Administrator of the Estate of S. Mae Fleming Hodge, deceased, the within named bargainor, a decedent's estate, and that he, as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Administrator.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of October, 2022.

Dawn E. Wright
Notary Public

My commission expires: 7-2-2024

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

cPhk mfg c
Affiant

Sworn to and subscribed
before me, this the 25th
day of October, 2022.

Dawn E. Wright
NOTARY PUBLIC

My commission expires: 7-2-2024

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024