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 3721

Karen Johnson Davidson County
Batch# 942109 DEEDWARR
11/16/2022 03:07:44 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20221116-0122145

Administrator's Deed

ADDRESS OF NEW OWNER:
K & B Property Investors, LLC
1808 Ashmore Ct
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
136-03-0A-012.00-CO

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, **K & B Property Investors, LLC, a Tennessee limited liability company**, 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 Townhouse 12, Building 2, Horizontal Property Regime which is located on the Plat of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard W. Hatfield by Warranty deed from Edgar James Utley III and Debra C. Utley (Ballard) of record in Book 5546, page 373, Register's Office for Davidson County, Tennessee, dated December 18, 1979 and recorded on December 20, 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 79 and revised in Book 4460, Page 88; Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671; Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 20050817-0097909; Book 4944, Page 115; Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872; Instrument Number 20060228-0022873, Instrument Number 20150709-0066742 and Instrument No. 20161205-0127268; 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 4000 Anderson Road, Unit #12, Nashville, TN 37217.

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 10th day of November, 2022.

Estate of Richard W. Hatfield

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 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 10th day of November, 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 $130,000.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 2022.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
2024