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

Karen Johnson Davidson County
Batch# 942110 DEEDWARR
11/16/2022 03:11:50 PM 2 pgs
Fees: $13.00 Taxes: $1,248.75
20221116-0122146

Administrator's Deed

ADDRESS OF NEW OWNER:
KLS Nashville LLC
834 Green Meadow Ln
Smyrna, TN 37167

SEND TAX BILLS TO:
new owner
PO Box 17571
Nashville TN 37217

MAP/PARCEL NO:
149-03-0B-002.00-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, **KLS Nashville 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 Lot No. 2 on the Plan of Phase One, Kendall Park of record in Plat at Instrument No. 20020617-0073026, 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 by Warranty Deed from Richard W. Hatfield of record in Instrument No. 20140430-0036414 Register's Office for Davidson County, Tennessee, dated April 15, 2014 and recorded on April 30, 2014.

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 Instrument Number 20000728-0074429; Instrument Number 20000911-0089513, as amended in Instrument No. 20010907-0097391 and corrected in Instrument No. 20030930-0143868; Instrument Number 20010910-0097556; Instrument Number 20010907-0097390; Instrument Number 20010405-0033436, 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 2429 Broadview Drive, 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, 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 $337,500.00.

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
My Commission Expires 07-09-2024