Karen Johnson Davidson County
Batch# 948874 DEEDWARR
12/07/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20221207-0127701

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:
Church of The City
828 Murfreesboro Rd
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
071-09-0-007-00

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, **Church of The City, a Tennessee corporation**, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Section lll, Haynes Meade, as of record in Book 3106, page 96, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Whites Creek Pike, at the corner of Lots 3 and 4; thence with the line between said lots, southwesterly 146.8 feet to the line of Lot No. 1; thence with the line between Lots 1 and 3, southeasterly 10.4 feet to a corner of Lot No. 2; thence with the line between Lots 2 and 3, southeasterly 104.5 feet to the northwesterly margin of Seminary Street; thence with the margin of the same, northeasterly 126.73 feet to the beginning of a curve; thence around said curve, northerly 39.12 feet to a point in the southwesterly margin of Whites Creek Pike; thence with the margin of the same northwesterly 87.14 feet to the point of beginning.

Being the same property conveyed to Richard W. Hatfield by Warranty Deed from Betty Brown of record in Book 5447, page 900, Register's Office for Davidson County, Tennessee, dated June 08, 1979 and recorded on June 11, 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 Book 3106, Page 96, 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 1600 Baptist World Center Drive. Nashville. TN 37207.

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 7th day of December, 2022.

Estate of Richard W. Hatfield

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 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 7th day of December, 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~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2022.

Notary Public

My Commission Expires:

6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 7, 2022**.

Affiant Signature

12/7/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7th** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

