ADMINISTRATOR'S DEED

STATE OF TENNESSEE
DAVIDSON COUNTY
The actual consideration or value, whichever is greater for this transfer is $0.00.

Vara P. Lanier
Affiant

Subscribed and sworn to before me this 3rd day of May, 2022.

Caroline Haynes Page
Notary Public

CAROLINE HAYNES PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7/7/2025

Karen Johnson Davidson County
Batch# 969685 DEEDQC
02/13/2023 09:56:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230213-0010228

NEW OWNER'S ADDRESS:	SEND TAX BILL TO:	MAP-PARCEL NOS
Steven R. Dartis 3929 Augusta Drive Nashville, TN 37207 Kimberly J. Dartis 3929 Augusta Drive Nashville, TN 37207	New Owners	Map & Parcel: 59-11-82.00

This instrument prepared by: Roland T. Hairston II, Attorney at Law, 615 Main St., Suite 106 Nashville, TN 37206. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Zero Dollars, I, VARA P. LANIER, Administrator of the Estate of Eleanor LaPrade Dartis-Hart, by these presents do hereby quitclaim and convey any and all interest said estate may have and all interest in the improved real property in Davidson County, Tennessee commonly known as 3929 Augusta Drive, Nashville, TN 37207 to Steven R. Dartis and Kimberly J. Dartis, their heirs and assigns as joint tenants in common. Said real property is further described as follows:

Land in Davidson County, Tennessee, being Lot No. 443, Haynes Manor, Section III, as of record in Book 4175, page 11, Register's Office for said County.

SAID Lot No. 443 fronts 80 feet on the northwesterly margin of Augusta Drive and runs back between lines 163.0 feet on the northeasterly line and 170.4 feet on the southwesterly line, to a line at the rear, measuring 80.3 feet thereon.

BEING the same property conveyed to Eleanor LaPrade Dartis by John H. Jones, III and wife, Barbara M. Jones by deed of record in Book 4622, pages 117-118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4228, page 685, as amended in Book 4243, page 869, said Register's Office; easements and setback lines as

set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Eleanor LaPrade Dartis (Dartis-Hart) died on February 25, 2021. She left no valid *Last Will and Testament*. The estate has been duly admitted to probate in the Probate Court for Davison County, Tennessee, Docket No. 21P1231. This conveyance is being made to convey any interest of the Estate of Eleanor Dartis-Hart in the subject real property to her heirs at law: Steven R. Dartis and Kimberly R. Dartis in equal parts as joint tenants in common.

This is improved real property located at 3929 Augusta Drive, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Administrator's Deed to be executed this 3rd day of May, 2022.

By: Vara P. Lanier
VARA P. LANIER, ADMINISTRATOR
ESTATE OF ELEANOR DARTIS-HART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Caroline Haynes Page of the state and county mentioned, personally appeared Vara Lanier, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administrator of the Estate of Eleanor Dartis-Hart and as such Administrator acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Eleanor Dartis-Hart the within named bargainor, an estate, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Administrator.

Witness my hand and seal, at office in this 3rd day of May, 2022.

Caroline Haynes Page
Notary Public

My Commission Expires: 7/7/2025

CAROLINE HAYNES PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.