Karen Johnson Davidson County
Batch# 971850 DEEDQC
02/17/2023 10:30:31 AM 2 pgs
Fees: $13.00 Taxes: $673.40
20230217-0011635

This instrument prepared by:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Cornerstone Investments, Inc., a Tennessee corporation
718 Thompson Lane Ste 108
Nashville, Tennessee 37204

Send tax notice to: Same as Owner

Map Parcel Number: 074 16 00 4800

ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Michelle Poss, Administrator for the estate of The Intestate Estate of Timothy A Barton, Docket No 10P-223, In The Seventh Circuit Court for Davidson County, Tennessee; Probate Division, having authority to sell the real property pursuant to Order of the Seventh Circuit Court for Davidson County, Tennessee entered to probate on July 29, 2022 and Order to sell the real property entered on February 3, 2023 in THE OFFICE OF THE CLERK in Davidson County Docket No 10P-223, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Administrator do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to **Cornerstone Investments, Inc., a Tennessee corporation**, and his heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

BEING Lot No. 546, on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Page 1 & 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy A. Barton and wife, Heather L. Barton, by Warranty Deed from Stephen W. Maples and wife, Christina M. Maples, dated August 11, 2000 and filed of record August 22, 2000 in Instrument No. 20000802-0083095, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Timothy Alan Barton, dated September 30, 2005 and filed of record October 6, 2005 in Instrument No. 20051006-0120539, said Register's Office.

This is improved property known as 3716 Plantation Drive, Hermitage, Tennessee 37076.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Said property is transferred subject to the following matters:

1. Matters shown on the recorded plat of Hermitage Hills, of record in Plat Book 3300, Page 1, said Register's Office.
2. Subject to minimum building setback lines, and public utility easement of record in Plat Book 3300, Pages 1 & 2, of said Regster's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cornerstone Investments, Inc., a Tennessee corporation, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to

convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 15th day of February 2023.

The Intestate Estate of Timothy A Barton, Docket No 10P-223

Michelle Poss Administrator

By: Michelle Poss, Administrator

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Michelle Poss, Administrator** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Michelle Poss, Administrator of The Intestate Estate of Timothy A Barton, Docket No 10P-223,** the within named bargainor, and that she as such **Administrator,** with the authority so to do, executed the within Administrator Deed for the purposes therein contained by signing the name of the as such.

WITNESS my hand and official seal at office this 15th day of February 2023.

J Brent Matthews

NOTARY PUBLIC
My Commission Expires: 3/6/2024

STATE OF TENNESSEE NOTARY PUBLIC J. BRENT MATHEWS DAVIDSON COUNTY TENN

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $182,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February 2023.

Cathey Bradford

NOTARY PUBLIC
My Commission Expires: 7-17-23

CATHEY BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY