**THIS INSTRUMENT PREPARED BY:**
**Chase A. Moore, Attorney at Law**
**4205 Gallatin Road**
**Nashville, TN 37216**

Karen Johnson Davidson County
Batch# 972439 DEEDQC
02/21/2023 10:37:23 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230221-0012097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

**AFFIANT**

Subscribed and sworn to before me, this 14th day of February, 2023.

AMANDA PEDIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**NOTARY PUBLIC**

My commission Expires: 3/3/2026

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/Parcel:** |
|---|---|---|
| William D. Hughes | Same | 095 11 0 103.00 |
| 413 Adair Rd.<br>Nashville, TN 37214 | Same | |

## ADMINISTRATOR'S QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that I, **LYNDA DIANE MOORE**, Administrator for the **Estate of HOLLY BET HUGHES**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of HOLLY BETH HUGHES**, was probated in the Probate Court of Davidson County, Docket No. 22P-1516 on SEPTEMBER 29, 2022. **WILLIAM DAVID HUGHES** was named Administrator for the **Estate of HOLLY BETH HUGHES**. (See attached Order of Probate and Letters of Administration). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM DAVID HUGHES**, Administrator for the **Estate of HOLLY BETH HUGHES**, has conveyed, remised, released and forever quitclaims to **WILLIAM DAVID HUGHES**, individually as a single person, and all of her heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an

estate in and to said parcel of land, which is described as follows:

Being Lot No. 44 on the Map of Cloverdale, as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 143.7 feet on the east side of Adair Road and runs back between lines 219 feet on the north line and 200 feet on the south line to a dead line in the rear of which it measures 198.4 feet.

Being the same property conveyed to Fuller B. Hughes and wife, Helen H. Hughes, by Warranty Deed from Joe W. Hedgepath and wife, Mary Jean Hedgepath, of record in Book 2538, Page 416, Register's Office for Davidson County, Tennessee, dated May 9, 1956 and recorded May 14, 1956. The said Fuller B. Hughes having since passed on May 21, 1995 and the said Helen H. Hughes having passed on July 9, 2001, in Davidson County, Tennessee, and an Affidavit of Inheritance being of record at Instrument Number 20040322-0031876, Register's Office of Davidson County, Tennessee, dated March 12, 2004, and recorded March 22, 2004.

This improved property known as 413 Adair Road, Nashville, TN 37214.

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

WITNESS my hand this 14th day of February, 2023.

**WILLIAM HUGHES, Administrator**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **William Hughes**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2023.

**NOTARY PUBLIC**

My Commission Expires: 3/3/2024

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**IN THE PROBATE COURT FOR THE 20TH JUDICIAL DISTRICT AT DAVIDSON COUNTY, TENNESSEE**

| | | |
|---|---|---|
| **IN RE:** | ) | |
| | ) | |
| **ESTATE OF** | ) | |
| **HOLLY BETH HUGHES** | ) | **NO. 22P-1516** |
| **Deceased.** | ) | |
| | ) | |

**ORDER OF PROBATE AND TO ISSUE LETTERS OF ADMINISTRATION**

A Petition to Probate the Estate of **HOLLY BETH HUGHES** was filed by her brother, **WILLIAM HUGHES.** This Court finds it proper to open an intestate Estate as no duly proven and properly executed original Will was presented to this Court. A hearing on the Petition was held in the 6th Circuit Court of Davidson County on September 29, 2022, before the Probate Master, at which there was no opposition.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that:

**1.** The Estate of **HOLLY BETH HUGHES** shall be opened;

**2.** Letters of Administration shall be issued to WILLIAM HUGHES, who is appointed the Administrator of this Estate;

**3.** Notice shall be issued to creditors as required by T.C.A. § 30-2-306;

**4.** That interim or annual accountings, inventory and bond are not required; however, the Administrator shall file an annual status report with the Court detailing the activities of the Estate and Administrator should the estate remain active twelve (12) months from the date of appointment of Administrator and the issuance of the Letters.

ENTERED THIS _____ DAY OF _____, 2022.

_____

**Probate Master, Elizabeth Johnson**

Approved for entry:



CHASE A. MOORE, 031887
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000
chase@chasemoorelaw.com

CERTIFICATE OF SERVICE

As evidenced by my signature below, I certify that a true and exact copy of the foregoing Order of Probate and to Issue Letters of Administration have been forwarded via first class U.S. Mail, postage pre-paid on this the 27 day of September, 2022 to the following:

William Hughes
413 Adair Rd.
Nashville, TN 37214



Chase A. Moore

**Case Title:** HUGHES V HUGHES

**Case Number:** 22P1516

**Type:** APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

# LETTERS TESTAMENTARY

TO: **WILLIAM HUGHES** DOCKET NO: **22P1516**

*It appearing to the Court that **HOLLY BETH HUGHES** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **WILLIAM HUGHES**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **September 29th, 2022***

JOSEPH P. DAY, Clerk

_____

STATE OF TENNESSEE )

DAVIDSON COUNTY )

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **WILLIAM HUGHES** as **Executor** of the estate of **HOLLY BETH HUGHES**, deceased, and I do further certify that **WILLIAM HUGHES** is still acting **Executor** of the estate of **HOLLY BETH HUGHES** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.