Karen Johnson Davidson County
Batch# 1037579 DEEDQC
08/11/2023 01 36 45 PM 4 pgs
Fees $22 00 Taxes $0 00
20230811-0062530

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

ADMINISTRATOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Donald L. Richeson, Jr. 7603 Chestnut Ridge Road Winchester, TN 37398	SAME	064130A02700CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Otie Ennis Richeson, Jr., the decedent's intestate estate being administered in Davidson County, Tennessee, as File No. 22P-1537, in the Probate Division of the Circuit Court for Davidson County, Tennessee, Donald L. Richeson, Jr., having been appointed as Administrator of the Estate of Otie Ennis Richeson, Jr., as evidenced by a copy of Letters of Administration attached hereto as Exhibit "A," hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto GRANTEE, Donald L. Richeson, Jr., individually, a parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of The Villages at Southfork, of record in Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to O.E. Richeson (being the same person as Otie Ennis Richeson, Jr.) and wife, Grace Richeson, by warranty deed from Centex Real Estate Corporation, of record in Book 7626, Page 409, Register's Office for Davidson County, Tennessee, the said O.E. Richeson having died on December 3, 2021, and his wife, Grace Richeson, having predeceased him.

This is improved property known as 620 Hardin Shire Drive, Old Hickory, Tennessee 37138.

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

Whenever 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 his hand this 10th day of August, 2023.

Donald Richeson

DONALD L. RICHESON, JR., Administrator

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a notary public in and for said county and state, Donald L. Richeson, Jr., Administrator of the Estate of Otie Ennis Richeson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity as Administrator of the Estate of Otie Ennis Richeson.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 10th day of August, 2023.

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/7/27

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Donald Richeson

DONALD L. RICHESON, JR., Administrator

Sworn to and subscribed before me this 10th day of August, 2023.

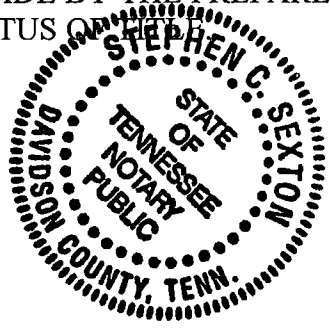
Stephen C Sexton

Notary Public

7/7/27

My Commission Expires

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **DONALD L. RICHESON JR.** DOCKET NO: **22P1537**

*It appearing to the Court that **OTIE ENNIS RICHESON JR.** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **DONALD L. RICHESON JR.**, to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **November 23rd, 2022**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **DONALD L. RICHESON JR.** as **Administrator** of the estate of **OTIE ENNIS RICHESON JR.**, deceased, and I do further certify that **DONALD L. RICHESON JR.** is still acting as Administrator of the estate, 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.