Karen Johnson Davidson County
Batch# 1048022 DEEDWARR
09/08/2023 02:55:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230908-0070749

This instrument prepared by:
(And return to:)
Grissim Title & Escrow, LLC
1222 17th Avenue S.
Nashville, TN 37212

ADMINISTRATOR DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert Wilson Staggs 2748 Thornton Grove Blvd. Nashville, TN 37207	SAME	050020E12900CO

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Whereas, **Robert Wilson Staggs, Administrator of the Estate of James Deaton**, (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of James Deaton, the decedent's estate having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 23P1021, in the Probate Court Clerk's Office for said County, hereby transfers and conveys unto the sole heir-at-law of the estate, **Robert Wilson Staggs** (the "Grantee") his successors and assigns, all of his right, title, and interest in and to a certain parcel of land in **Davidson** County, Tennessee, described herein below.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0129324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Deaton, married man, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20221005-0109722, Register's Office for Davidson County, Tennessee. James Deaton having since died intestate May 9, 2023, being survived by his spouse, Robert Wilson Staggs, the sole heirs-at-law. The property was vested in Robert Wilson Staggs, spouse, as heir-at-law under Tennessee intestate succession, Tenn. Code Ann. § 31-2-10. Affidavit of heirships recorded in instrument No: 20230908-0070747 and Instrument No: 20230908-0070748 in the Register's Office for Davidson County, Tennessee.

The legal description provided herein is intended to be exactly the same as in the prior recorded deed.

This is improved property known as: 2748 Thornton Grove Blvd., Nashville, TN 37207.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Subject to all matters in prior recorded deeds.

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 my hands this the 8th day of September 2023.

Estate of James Deaton

GRANTOR – **Robert Wilson Staggs, Administrator**
For the Estate of James Deaton

Robert Wilson Staggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert Wilson Staggs**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the Estate of James Deaton, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Robert Wilson Staggs, by Robert Wilson Staggs, Administrator.

Witness my hand and official seal on this the 8th day of September 2023.

Notary Public
My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert Wilson Staggs**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 8th day of September 2023.

Notary Public
My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this the 8th day of September 2023.

Notary Public
My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024