Karen Johnson
Batch # 1102230
02/20/2024 09:31:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240220-0011169

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Aimee Bobbitt
AFFIANT

GARY W. TEMPLETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 31 day of October, 2023.

NOTARY PUBLIC

My Commission expires: 3-3-2025

*Based upon information provided by client.

ADMINISTRATOR'S DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Derek Saunders, et al. 209 Rosehill Drive Goodlettsville, Tennessee 37072	Same	025 08 0 005.00

KNOWN ALL MEN BY THESE PRESENT that Jonathan Derek Saunders, Administrator C.T.A. for the Estate of Haskell Dale Hamilton, Seventh Circuit Court for Davidson County, Tennessee, Probate Court, Docket No. 23P-1080, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Jonathan Derek Saunders, Jeremy Dale Hamilton, Kelci Erin Biggs, James Dalton Hamilton, Hope Danielle Hamilton, as tenants in common, with a life estate to Ronald Hamilton, the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Ranchwood Estates, Section 1, as of record in Book 2900, page 125, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Robert C. Thompson and wife, Eileen E. Thompson, by deed from Wright Bilt Homes, Inc. of record in Book 4306, page 422, said Register's Office.

Being the same property conveyed to Haskell Dale Hamilton and wife, Cheryl Anne Hamilton (now deceased), by deed from Robert C. Thompson and wife, Eileen E. Thompson of record in Book 4638, page 626, said Register's Office.

An Affidavit of Death and Heirship was filed by Kelly Biggs and recorded as instrument no. 20210713-0094206, Davidson County, Register of Deeds, however said Affidavit does not properly convey the property as directed in the Haskell Dale Hamilton's Last Will and Testament.

This conveyance is made subject to restrictions of record in Book 3000, page 269, Register's Office for said County, and to easements, setback lines, conditions of owner's certificate, etc. as shown on plan of record in Book 2900, page 125, said Register's Office.

This is improved property known as 209 Rosehill Drive, Goodlettsville, Tennessee 37072.

WITNESS my hand this 31 day of October, 2023.

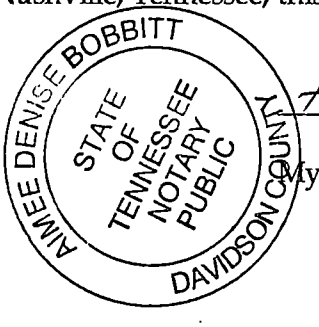
Jonathan Saunders

Jonathan Derek Saunders, Administrator
C.T.A. of the Estate of Haskell Dale Hamilton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Jonathan Derek Saunders, Administrator C.T.A. of the Estate of Haskell Dale Hamilton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 31 day of October, 2023.



Aimee Denise Bobbitt

Notary Public
My Commission Expires: 7/7/27