8

QUIT CLAIM DEED

This instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

STATE OF Indiana
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF December, 2024.

NOTARY PUBLIC

C TASMAN
My Commission Expires
April 4, 2031
Commission Number NP0748071
Hamilton County

MY COMMISSION EXPIRES: 04/04/2031

(AFFIX SEAL)

Karen Johnson
Batch # 1244569
03/10/2025 11 00.54 AM
Fees $57 00 Taxes $0 00

Davidson County
DEEDQC
11 pgs

20250310-0017756

THIS INSTRUMENT WAS PREPARED BY:

JennyLynn Carey, Attorney-at-Law
133 Holiday Court, Suite 210, Franklin, TN 370

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Samuel F. Hatfield, Jr	owner	Map 119 Parcel 19
(NAME)	(NAME)	
3724 Westport Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SCOTT MATTHEW RICHARD HATFIELD, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY TRANSFER AND CONVEY UNTO SAMUEL F. HATFIELD, JR, THE ENTIRETY OF HIS INTEREST IN THE PREMISES KNOWN AS 3724 WESTPORT DRIVE, NASHVILLE, TN 37218, SUCH CERTAIN TRACT OR PARCEL IN THE LAND OF **DAVIDSON COUNTY**, STATE OF TENNESSEE, HERETOFORE DESCRIBED IN "EXHIBIT A"

Being the same property transferred from Mary Elizabeth Ulrich, a widow, to Samuel F. Hatfield by deed dated October 19, 1970 and recorded in the Davidson County Register's Office on December 14, 1970 in Book 4466, Page 382.

Such property was transferred by the Last Will and Testament of Samuel F. Hatfield, Sr., dated July 30, 1997, who died July 23, 2014, wherein said property was divided seventy percent (70%) to Stacey M. Hatfield, and thirty percent (30%) to Samuel F. Hatfield, Jr. Stacey M. Hatfield then passed away on May 6, 2023, intestate, thereby passing her interest in said property equally to Samuel F Hatfield, Jr. and Scott Matthew Richard Hatfield. A corresponding Affidavit of Heirship is attached to this Deed

This is improved property, known as 3724 Westport Drive, Nashville, TN 37218

Witness my/our hand(s) this 2nd day of December, 2024

Scott Matthew Richard Hatfield

STATE OF Indiana
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Scott Matthew Richard Hatfield, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand at office, this 2nd day of December, 2024

Notary Public C Tasman

My commission expires 04/04/2031

NOTARY PUBLIC SEAL STATE OF INDIANA

C TASMAN
My Commission Expires
April 4, 2031
Commission Number NP0748071
Hamilton County

Exhibit "A"

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, January 3, 1958, and partly by a survey made by Z. J. Wilkinson, Surveyor, April 3, 1959, as follows:

Beginning on the northerly margin of Westport Drive at a point 675 feet west of the westerly margin of the Clarksville Pike or State Highway No. 112, the southwest corner of the property conveyed to Russell Truett and wife, by deed from Howard B. Moore and wife, of record in Book 2927, page 258, Register's Office for said County; thence with the northerly margin of said Drive westwardly 176 feet to the southeast corner of the property conveyed to Charles K. Zapp and wife, by deed from Howard B. Moore and wife, of record in Book 2747, page 68, said Registers Office; thence with the easterly line of said Zapp property north 4 deg. West 464.5 feet to the southwest corner of the property conveyed to William Ervin Cleek and wife, by deed from Howard B. Moore and wife, of record in Book 2901, page 624, said Register's Office; thence with the southerly line of said Cleek's property North 89 deg. 45' East 207.3 feet to the northwest corner of the property conveyed to Jeff Taylor Dunaway and wife, by deed from Howard B. Moore and wife, of record in Book 2965, page 52, said Register's Office; thence with the westerly line of said Dunaway property South 0 deg. 15' West 150 feet, and continuing in the same direction with the westerly line of said Truett property 311 feet, in all 461 feet to the beginning.

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION)

IN RE:	)	**Docket No. 23P1302**
	)	
STACEY M. HATFIELD	)	

AFFIDAVIT OF HEIRSHIP

I, Scott Matthew Richard Hatfield, a beneficiary of the intestate estate of Stacey M. Hatfield, being brother to decedent, do hereby state under penalty of perjury that I am beneficiary of this estate pursuant Tennessee Code Annotated §31-2-104 and state as follows:.

1. I am over the age of eighteen, of sound mind, and am not disabled in any way.
2. I am the son of Samuel F. Hatfield, Sr., who died on July 23, 2014.
3. I am one of three children, of whom Samuel F. Hatfield, Sr., is the father. I also have a sister, Stacey Hatfield, and a brother, Samuel F. Hatfield, Jr.
4. Samuel F. Hatfield, Sr., executed a will dated July 30, 1997 (Last Will and Testament Attached as Exhibit A), and was probated after his death in the Davidson County Circuit Court, docket number 14P1507. In said Last Will and Testament, Samuel F. Hatfield, Sr, left seventy percent of his estate to Stacey Hatfield, and thirty percent of his estate to Samuel F. Hatfield, Jr. This included the real property known as 3724 Westport Drive, Nashville, TN 37218. No deed transferring said property was ever executed, and therefore the deed recorded in the Davidson County Register of Deeds in book 4466, page 382 remained as the active deed for said property until the present time.
5. On May 6, 2023, Stacey M. Hatfield passed away, intestate (death certificate attached as Exhibit B). Her estate was probated in Davidson County Circuit Court as docket number 23P1302. At the time of her death, the only two heirs that remained as beneficiaries of Stacey's estate were me and my brother, Samuel Hatfield.
6. As such, I inherited fifty percent of Stacey's estate, and Samuel, Jr., inherited fifty percent of Stacy's estate.

7. Therefore, I currently now have a thirty-five percent interest in the real property of 3724 Westport Drive (e.g., ½ of seventy percent of Stacey's estate).
8. Pursuant to the associated deed which is herewith signed, I am Quit Claiming my thirty-five percent share to Samuel F. Hatfield.

I STATE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Dated: 12.02, 2024

Scott Matthew Richard Hatfield

Copy

14P1507

FILED
2014 SEP -9 PM 4:03
RICHARD R ROOKER, CLERK
D.C

LAST WILL AND TESTAMENT

OF

SAMUEL F. HATFIELD

I

I, Samuel F. Hatfield, domiciled in Nashville, Davidson County, Tennessee, do make, publish, and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

II

I direct that all of my just matured debts, my funeral expenses, and the costs of administration of my Estate be paid as soon as practicable after my death

III

I bequeath to my children, Stacey M. Hatfield and Samuel F. Hatfield, Jr my entire Estate in the amounts and terms as set forth below I have intentionally made no provision for my son, Scott Matthew Richard Hatfield.

To Stacey M. Hatfield, I bequeath and devise seventy percent (70%) of my entire Estate and to Samuel F. Hatfield, Jr , I bequeath and devise the remaining thirty percent (30%) of my entire Estate in trust for his use and benefit. If either Stacey or Samuel fail to survive me, their share I bequeath and devise to the survivor. If both Stacey and Samuel predecease me, fifty percent (50%) of my Estate shall be divided equally between Mary Frances Couch, Myrtle Couch, and Frank Couch. The other fifty percent (50%) of my Estate shall be divided equally between Brenda Phillips and Jeffery Phillips

IV

I bequeath and devise to Stacey M. Hatfield, thirty percent (30%) of the aforesaid property in Trust for the use and benefit of Samuel F. Hatfield, Jr , to be held, managed, and controlled as a Trust Estate, for his use and benefit with all of the rights and powers and subject to the limitations as set forth below with the additional power to sell the real estate and personal property upon such terms and conditions (including credit) at such time and price that my Trustee may determine and to do every other act and thing necessary or appropriate to the complete administration of the Trust.

Samuel F. Hatfield

Copy

VI

The Trustee shall have the following powers and duties

(a) The Trustee shall collect the income from the property comprising the Trust Estate, and shall apply the net income or from the principal if necessary for the education, medical care, and support, as the Trustee deems proper, of Samuel F. Hatfield, Jr

(b) The Trustee hereunder shall have all such powers and rights to be exercised in her sole discretion as may be necessary or appropriate for effective administration of the Trust created hereunder, including without diminution or restriction of the powers vested in her by law, or elsewhere in this instrument The Trustee without the necessity of procuring any judicial authorization therefore, or approval thereof, shall be vested with, and in the application of her best judgment and discretion on behalf of the beneficiaries of this instrument shall be authorized to exercise all the powers provided for in T C A § 35-50-110 which is incorporated herein by reference as though such language were set forth verbatim

(c) The beneficiary of this Trust shall not have the right to pledge, transfer, or assign any interest hereunder to the claims of creditors or any other person, and the right of the beneficiary hereunder shall be limited to the right to receive the income hereof when paid by the Trustee. The legal title of all property held in Trust shall be vested in the Trustee and no interest therein shall be vested in the beneficiary, and the interest of the beneficiary in this Trust shall be personal property only consisting of the right to enforce performance under this instrument.

(d) In no case shall any person to whom any part of the Trust Estate shall be paid, conveyed, delivered, sold, contracted to be sold, leased, mortgaged, or otherwise encumbered, or who shall otherwise deal with my Trustee with respect thereto, be obliged to inquire into my Trustees' authority in connection with such transactions; and, regardless of my Trustees' actual authority in connection therewith, such transactions shall be binding upon the Trust Estate and the beneficiary thereof and all persons interested therein unless in such transactions my Trustee has been guilty of bad faith or of

Samuel F. Hatfield

Copy

the breach of her duties hereunder to the actual knowledge of the persons so dealing with them

(e) The Trustee shall not be liable for any act or deed committed or omitted in good faith and shall be liable only for gross negligence or unlawful misconduct.

(f) The Trustee shall pay from the gross receipts all costs, charges, legal fees, accountant fees, and expenses of the Trust Estate, including a reasonable compensation to the Trustee for her service annually. If the Trustee waives a fee for any one year, said waiver does not preclude the Trustee from charging a fee in any succeeding year.

(g) Upon the death of Samuel F Hatfield, Jr, the Trust principal and any accumulated interest shall be distributed to Stacey M Hatfield, or if she predeceases Samuel F. Hatfield, Jr., then the Trust proceeds shall be distributed to Mary Frances Couch

VI

If Stacey M. Hatfield shall predecease me or is unable or becomes unable to serve as Trustee, I nominate and appoint Mary Frances Couch as Trustee for Samuel F. Hatfield, Jr.

VII

I appoint Stacey M. Hatfield, Executrix of this my Last Will and Testament and direct that no bond be required for the faithful performance of her duties; and I vest my said Executrix with full power and authority to sell, transfer, and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions (including credit) that they may determine and to do every other act and thing necessary or appropriate to the complete administration of this Will. If Stacey M Hatfield shall predecease me or for any reason shall fail to qualify as Executrix hereunder (or having qualified, shall die, or resign) then in such event, I appoint Brenda Phillips as Executrix of my Estate; and in such capacity shall possess and exercise all powers and authority herein conferred. I direct that no bond be required of my said Executrix for the faithful performance of her duties.

Samuel F. Hatfield

Copy

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and three (3) preceding typewritten pages, and for the purpose of administration I have signed each such page, all in the presence of the persons witnessing it at my request this 30 day of July, 1997.

Samuel F. Hatfield
SAMUEL F. HATFIELD

The foregoing instrument, consisting of this and three (3) preceding type written pages, was signed, sealed, published, and declared by SAMUEL F. HATFIELD, the testator, to be his Last Will and Testament, in our presence, and we, at his request and in his presence and in the presence of each, have hereunto subscribed our names as witnesses, this the 30th day of July, 1997, at Nashville, Tennessee.

Mary L. Langston
WITNESS

1820 Parkway Towers
Street Address

Nashville, TN 37219
City, State and Zip Code

Jari L. Dudney
WITNESS

1820 Parkway Towers
Street Address

Nashville, TN 37219
City, State and Zip Code

Copy

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned attesting witnesses to the foregoing Last Will and Testament of **SAMUEL F. HATFIELD**, at his request, do make and sign this Affidavit stating:

That the foregoing Last Will and Testament was signed, sealed, published, and declared by the Testatrix to be his Last Will and Testament , in the presence of all of us at one and the same time; and we, at his request and in his presence of each other, subscribed our names thereto as witnesses; and we do hereby attest to the sound and disposing mind of the said Testatrix and to the performance of the said act of execution at the place and on the date hereinbefore set out.

This Affidavit is made pursuant to the provisions of T.C.A § 32-2-110, for the purpose of attaching the same to the Last Will and Testament of said Testatrix, for proof as to the execution of this Will.

WITNESS

WITNESS

Sworn to and subscribed before me this 30th day of July, 1997.

NOTARY PUBLIC

My Commission Expires. 11-28-98

Samuel F. Hatfield

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 033773

1 Decedent's Legal Name: STACEY MATALYN HATFIELD			2 Sex: FEMALE	3 Date of Death: 05/26/2023
4 Time of Death (Approx): 16:00	5a Age: 56	6 Date of Birth: 11/24/1966	7. Birthplace: NASHVILLE, TN	
8a Place of Death: DECEDENT'S HOME				
8b Facility Name: 3724 WESTPORT DRIVE		8c. City or Town: NASHVILLE		8d County of Death: DAVIDSON
9 Marital Status: NEVER MARRIED	10. Surviving Spouse (name prior to first marriage)	11a Decedent's Usual Occupation: LABORER		11b Kind of Business/Industry: DOMESTIC
12. Social Security Number: [redacted]	13a Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c City or Town: NASHVILLE
13d Street and Number: 3724 WESTPORT DRIVE		13e Inside City Limits?: YES	13f Zip Code: 37218	14 Was Decedent ever in US Armed Forces?: NO
15 Decedent's Education: BACHELOR'S DEGREE	16 Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17 Decedent's Race: BLACK OR AFRICAN AMERICAN		
18. Father's Name: SAMUEL F HATFIELD		19 Mother's Name Prior to First Marriage: MATTIE COUCH		
20a. Informant's Name: BRENDA PHILLIPS	20b Relationship to Decedent: COUSIN	20c. Mailing Address: 21025 BURTON STREET, CANOGA PARK, CA 91304		
21a. Method of Disposition: BURIAL	21b Place of Disposition: ST LAWRENCE CATHOLIC CHURCH	21c. Location: NASHVILLE TN		
22a Signature of Funeral Director: ▶ /e/ BYRETTA LAWRENCE BROADY	22b License Number: 5130	22c Signature of Embalmer: ▶ /e/ TERRELL ANDRE BROADY	22d. License Number: 4117	
23a Name and Address of Funeral Home: TERRELL BROADY FUNERAL HOME, INC , 3855 CLARKSVILLE PIKE, NASHVILLE, TN 37218-2219			23b. License Number: 1137	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25 Date Filed: 06/06/2023		

26. Certifier

26a ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a. Certifier: ▶ /e/ CECELIA G FISHER	27b. License Number: 022036	27c. Date Signed: 06/05/2023
27d Name and Address: CECELIA G FISHER 4230 HARDING RD, NASHVILLE, TN 37205		

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

15108461

Tennessee Code Annotated 68-3-101 et seq ; Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Jun-30-2023

CERTIFICATION OF VITAL RECORD