This instrument prepared by and after recording return to:

Anthony Burns, Attorney at Law
2517 Lebanon Pike
Suite 301
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch # 1272326 DEEDQC
05/13/2025 09:59:13 AM 6 pgs
Fees: $33.00 Taxes: $1,202.50
20250513-0037454

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
DHB R LLC 728 Still Pond Road Columbia, TN 38401	SAME AS OWNER	MAP 108 GROUP 12 0 B PARCEL 055.00

ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Leon Covington, Administrator for The Estate of Velecia Nichole Covington, Probate No. 21P-2055 Seventh Circuit Court for Davidson County Tennessee, Davidson County Probate Docket Number 21P-2055, pursuant to LETTERS OF ADMINISTRATION, Order to bring Real Property into the Estate to Sell to pay Debts, (see attached Exhibit "A") issued on April 23, 2025 and recorded in THE OFFICE OF THE CLERK & MASTER in Davidson County **PROBATE 21P-2055**, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of heir, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to **DHB R LLC., a Wyoming Limited Liability Company**, and it's heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Phase I-A, Section Two, Harborview of record in Plat Book 6900, Pages 756 through 758, inclusive, as amended in Book 9096, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Velecia Covington, an unmarried woman, by Warranty Deed from Harlan Wilson and wife, Sandra D. Wilson, dated May 21, 2019 and filed of record May 23, 2019 as Instrument No. 20190523-0048892, Register's Office for Davidson County, Tennessee. The said Velecia Covington died intestate September 14, 2021 vesting interest of estate in Leon Covington, Administrator of the Estate of Velecia Covington.

Being the same property conveyed to Harlan Wilson and wife, Sandra D. Wilson, by Warranty Deed from Jason W. Sonn, unmarried, dated May 15, 2008 and filed of record May 15, 2008 as Instrument No. 20080515-0050219, Register's Office for Davidson County, Tennessee.

WITNESS my hand on this 12 day of May, 2025.

The Estate of Velecia Nichole Covington,
Probate No. 21P-2055
Seventh Circuit Court for Davidson County Tennessee

BY: _____
Leon Covington, Administrator

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Leon Covington, Administrator with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Leon Covington, Administrator of The Estate of Velecia Nichole Covington, Probate No. 21P-2055 Seventh Circuit Court for Davidson County Tennessee, the within named bargainor, and that he as such Administrator, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name of the Administrator as such Administrator.

WITNESS my hand and official seal at office this 12th day of May 2025.

_____
NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 12th day of May 2025.

_____
NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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Exhibit "A"

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

IN RE THE ESTATE OF:	X	
VELECIA COVINGTON,	X	21P-2055
	X	

AMENDED ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This cause came to be heard on the 25th day of April 2025, before the Honorable Andra Hedrick, Judge, upon Motion to Approve Contract, filed by the Administrator, to approve a contract for the sale of 2121 N Ashford Ct., Nashville, Tennessee 37214, upon which and the whole record in this cause, the court finds, to *wit:*

1. There was no response filed or objection made to the motion;

2. Each of the heirs at law, or their legal representative, agreed to the contract in open court and agreed that the court should approve the contract;

3. The purchase price is commercially reasonable;

4. The motion is well taken and is granted;

5. All interested parties were forwarded a copy of the motion and given notice of the hearing thereon; and,

6. The Administrator, Leon Covington, is authorized to execute any deed, closing statement, HUD-1, or other document necessary to close the sale of the real property and to convey good and marketable title to the buyer thereof;

IT IS THEREFORE ORDERED ADJUDGED AND DECREED, AS FOLLOWS:

1. The contract for the sale of the Respondent's real property located at 2121

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N Ashford Ct., Nashville, TN 37214, is commercially reasonable and is approved;

2. The Administrator, Leon Covington, is authorized to execute any deed, closing statement, HUD-1 or other document necessary to close the sale of the real property and to convey good and marketable title to the buyer thereof; and,

3. The proceeds from said sale shall be paid to the order of the Estate of Velecia Covington.

[ELECTRONIC ENTERED BY SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:

/s/Anthony Burns
Anthony Burns, #024938
Attorney for Administrator
2517 Lebanon Pike, Ste 301
Nashville, TN, 37214
Phone (615) 469.6857
Anthony@attyBurns.com

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CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing instrument has been forwarded by U.S. Mail, postage prepaid, on the 6th day of May, 2025, to the following:

Jamaul Covington
1216 Elliston Street
Old Hickory, TN 37138

Kira Covington
c/o Lamandia Jones
1216 Elliston Street
Old Hickory, TN 37138

Jaylen Covington
c/o Eric Cotton
141 Oak Forest Dr.
Hendersonville, TN 37072

/s/Anthony Burns
Anthony Burns

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Case Title: COVINGTON V COVINGTON

Case Number: 21P2055

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit