Karen Johnson Davidson County
Batch# 1283609 DEEDQC
06/09/2025 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045328

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). Loree Beard, Affiant Sworn to and subscribed before me this 4th day of June 2024. Notary Public Comm Exp: 06-18-2025

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL
LOREE BEARD and LEAH WILLIAMS		
4220 Grandville Boulevard, Nashville, Tennessee 37207	SAME AS NEW OWNER	072-10-0-162.00

CO-ADMINISTRATORS' DEED

BE IT KNOWN THAT LUTHER C. KIRKPATRICK and wife, MARGARET L. KIRKPATRICK, purchased the subject property on December 13, 1979, by Warranty Deed of record in Book 5595, Page 152, Register's Office for Davidson County, Tennessee. LUTHER C. KIRKPATRICK passed away on January 19, 2015, leaving MARGARET L. KIRKPATRICK as sole owner. MARGARET L. KIRKPATRICK passed away on March 26, 2024.

THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that LOREE BEARD and LEAH WILLIAMS are the duly appointed Co-Administrators for the ESTATE OF MARGARET LENORA KIRKPATRICK, evidenced by the attached **Exhibit A**, Letters of Administration for the ESTATE OF MARGARET LENORA KIRKPATRICK, Docket Number 24P1210, which is administered in the Circuit Court (Probate Division) for Davidson County, Tennessee.

The Co-Administrators are duly qualified. The Co-Administrators, by signing this Deed, release any right the Co-Administrators have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee under intestate succession, LOREE BEARD and LEAH WILLIAMS, acting as Co-Administrators (Grantor) for the ESTATE OF MARGARET LENORA KIRKPATRICK, quitclaims to LOREE BEARD, individually and LEAH WILLIAMS, individually as Tenants in Common (Grantees), their heirs and assigns, all right, title and interest in fee simple to the real property described in Davidson County, Tennessee as follows:

A tract of land in Davidson County, Tennessee, shown on the map of part of S/D of the E. B. Rucker Land, of record in Book 1130, page 20, Register's Office for said County, as follows:

Beginning at a point in the southeast intersection of Bronte Avenue and Litton Avenue; thence easterly 129 feet along the southerly margin of said Litton Avenue to an iron pin in the -westerly margin of the L&N RR right-of-way; thence southerly 92 feet along said margin of said right-of- way to an iron pin; thence westerly 128.3 feet to an iron pin in the easterly margin of said Bronte Avenue; thence northerly 82 feet along said margin of said Bronte Avenue to the point of beginning.

Being the same property conveyed to LUTHER C. KIRKPATRICK and wife, MARGARET L. KIRKPATRICK, (LUTHER C. KIRKPATRICK having predeceased his wife) from JODA F. AUSTIN and wife, MARGARET S. AUSTIN, by Warranty Deed of record in Book 5595, Page 152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain lien filed by the Metropolitan Government of Nashville and Davidson County, for demolition of the premises.

The foregoing description is taken from the prior deed of record.

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.

This is unimproved property known as: 2840 Bronte Avenue, Nashville, Tennessee 37216.

WITNESS OUR HANDS this 10/4/2025, 2025.

ESTATE OF MARGARET LENORA KIRKPATRICK

By: Loree Beard

LOREE BEARD, Co- Administrator

LEAH WILLIAMS, Co-Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOREE BEARD and LEAH WILLIAMS with whom I am personally acquainted, who supplied Letters of Administration evidencing they are the duly appointed Co-Administrators for the ESTATE OF MARGARET LENORA KIRKPATRICK by the Circuit Court (Probate Division) for Davidson County, Tennessee, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 4th day of October, 2025.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

EXHIBIT A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **LOREE BEARD and LEAH WILLIAMS** DOCKET NO: **24P1210**

*It appearing to the Court that **MARGARET LENORA KIRKPATRICK** 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 **LOREE BEARD and LEAH WILLIAMS**, 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 **June 13th, 2024**.*

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 **LOREE BEARD and LEAH WILLIAMS** as **Co-Administratrices** of the estate of **MARGARET LENORA KIRKPATRICK**, deceased, and I do further certify that **LOREE BEARD and LEAH WILLIAMS** are 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 13th day of June, 2024.

JOSEPH P. DAY, Clerk

_____ D.C.

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 4, 2025.

6/5/25
PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 5th day of June, 2025.

Notary Public

My Commission Expires: _____

