Karen Johnson Davidson County
Batch# 1293065 DEEDQC
07/02/2025 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250702-0052318

Prepared by and Return to:
Hywater Title
836 North Thompson Lane
Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Patricia A. Wingfield
Affiant

Subscribed and Sworn before me this 1ST day of July, 2025.

Terry Jackson
Notary Public
My commission expires: May 8, 2028

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 8, 2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
TN-S41B LLC 4167 Bobwhite Drive Nashville, TN 37218	The same	059-05-0-204

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Patricia Wingfield, an unmarried woman,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **TN-S41B LLC, a Tennessee Limited Liability Company,** hereinafter the Grantee(s), all of Grantor's right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING LOT NO. 209 BUENA VISTA ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 4460, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Ola Alexander, (a single person) by Warranty Deed from Commerce Union Bank of record in Book 5325, Page 10, Register's Office for Davidson County, Tennessee, dated August 04, 1978 and recorded on August 15, 1978

Being the same property conveyed to William B. Hayden and wife, Ola Hayden by Quitclaim Deed from Ola Alexander of record in Book 11324, Page 544, Register's Office for Davidson County, Tennessee, dated January 22, 1999 and recorded on February 03, 1999. Ola Hayden having died on or about June 6, 2016, leaving William B. Hayden as surviving tenant by the entirety. William B. Hayden a/k/a William Bethel Hayden, Jr. having died on or about December 2, 2019. Peggy D. Mathes was appointed administrator, pursuant to order entered September 09, 2020, in the Estate of William Bethel Hayden, Jr., Docket No. 20P-1206, which remains open. The said Peggy Mathes was issued with Letters of Administration on September 15, 2020, and pursuant to a Petition to Sell Real Property and Pay Debts issued by the aforesaid court on September 22, 2020, Peggy Mathes, as the Administrator of the Estate of William Bethel Hayden, Jr. was vested with the authority to sell the subject property for the purpose of settling the estate.

Being the same property conveyed to Patricia Wingfield, an unmarried woman, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of William Bethel Hayden, Jr., dated October 05, 2021, and recorded October 08, 2021, of record in Instrument No. 20211008-0135528, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

a) Instruments of record as restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 4460, Page 22; and Restrictions in record in Book 4512, Page 694; said Register's Office.

b) any and all existing easements and restrictions as shown of record and/or not stated herein.

This property is [ ] improved [✓] unimproved property known as **4167 Bobwhite Drive, Nashville, TN 37218.**

Witness my hand this 1ST day of July, 2025.

Patricia Wingfield

Patricia Wingfield

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1ST day of July, 2025, before me personally appeared Patricia Wingfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1ST day of July, 2025.

Terry Jackson

Notary Signature
My commission expires:

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 8, 2028

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 07/01/2025 (date of document).

Affiant Signature

07/01/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD