Karen Johnson Davidson County
Batch # 1295777 DEEDWARR
07/10/2025 12:48:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250710-0054378

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 10th day of July, 2025.

Notary Public
My Commission Expires:

Rodrigo Rivas
Commission Expires
May 3, 2027

[MAIL RETURN TO:]
This Instrument Prepared By:
Megan Tull Thornton, Esq.
809 S. Main Street
Columbia, Tennessee 38401
Tel. (615) 530-5719
Email: megan@tullattorney.com

ADMINISTRATOR'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Debbie Pettry	**Same**	**150-07**
3125 Country Meadow Road		**01.83**
Antioch, TN 37013		**2DX4818**

KNOW ALL MEN BY THESE PRESENTS that Debbie Pettry, Administrator of the Estate of Rita D. Pettry, deceased, for good and valid consideration, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Rita D. Pettry, the decedent's intestate having been duly admitted to probate in Davidson County, Tennessee as of record in Probate Docket No. 23P865, does hereby convey, release and forever quitclaim unto **Debbie Pettry**, an unmarried woman (Sole heir-at-law of the estate of Rita D. Pettry), a piece of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of The Country Section V of record in Plat Book 5200, Page 271 & 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rita D. Pettry, unmarried, by Warranty Deed from Michael R. Brandle and wife, Barbara H. Brandle, of record in Book 9655, page 291, Register's Office for Davidson County, Tennessee.

Rita D. Pettry died intestate a resident of Davidson County, Tennessee on March 18, 2023, her estate being probated in the Circuit Court for Davidson County, Tennessee (Probate Division, Docket No. 23P865). The personal representative with power to sell under Letters of Administration is sole heir-at-law, Debbie Pettry.

Being improved real property known as 3125 Country Meadow Road, Antioch, Tennessee 37013.

This conveyance is made subject to any and all existing restrictions and easements of record.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said grantee, her heirs and assigns forever, and the grantor does covenant with the said grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under the grantor, but not further otherwise.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of July 2025.

Debbie Pettry,
as Administrator of the Estate of Rita D. Pettry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rodrigo Rivas, a Notary Public in and for said County and State, the within named, Debbie Pettry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she individually and as Administrator of the Estate of Rita D. Pettry executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of July 2025.

Rodrigo Rivas
Notary Public

Rodrigo Rivas
Commission Expires
May 3, 2027

My Commission Expires: _____

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON