NEW OWNER:
PATRICIA A. RODGERS
8013 BONNAFAIR DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1394

Map & Parcel No.: 07408007200

Space for Recorder's stamp

Karen Johnson
Batch # 1342115
11/05/2025 08 12 08 AM
Fees $18 00 Taxes $817 70

Davidson County
DEEDWARR
3 pgs

20251105-0088041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand Nine Hundred Ninety-Nine and 00/100 Dollars ($220,999.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SCOT VICKERS, ADMINISTRATOR OF THE ESTATE OF BOBBIE JEAN VICKERS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICIA A. RODGERS** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 662, Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot fronts 80.0 feet on the westerly margin of Bonnafair Drive and runs back between lines measuring 155.0 feet on the northerly side and 155.0 feet on the southerly side to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to HERBERT ELVIS VICKERS and wife, BOBBIE JEAN G. VICKERS, by Warranty Deed from Roy Edwards and wife, Jacqueline T. Edwards, dated April 29, 1967, and of record in Book 4173, Page 345, Register's Office for DAVIDSON County, Tennessee. Herbert Elvis Vickers and Bobbie Jean G. Vickers remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Herbert Elvis Vickers; therefore, Bobbie Jean G. Vickers was the surviving tenant by the entirety to the property herein. Bobbie Jean G. Vickers a/k/a Bobbie Jean Vickers is now deceased, having died a widow and intestate on July 22, 2018, a resident of Wilson County, Tennessee. For further reference to title, see the Estate of Bobbie Jean Vickers, of record in Docket No. 2024PR12, whereby pursuant to Order

to Sell Real Property and Finding of Insolvency and subsequent Order Confirming Sale of Real Property, the Estate of Bobbie Jean Vickers was declared insolvent, and her appointed Administrator, Scot Vickers, shall have the authority to sell the property as part of the administration thereof without the joinder of any heirs-at-law.

THIS IS IMPROVED PROPERTY more commonly known as **8013 BONNAFAIR DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Pages 62 and 63, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 3rd day of November, 2025.

ESTATE OF BOBBIE JEAN VICKERS

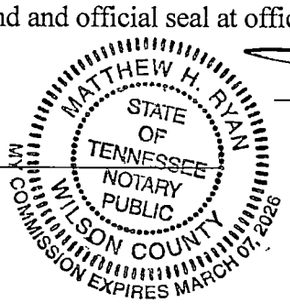
By: Scot A Vickers Administrator
Scot Vickers, Administrator

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SCOT VICKERS, ADMINISTRATOR OF THE ESTATE OF BOBBIE JEAN VICKERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of November, 2025.



NOTARY PUBLIC

My commission expires: 3/7/2026

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The actual consideration or value, whichever is greater, for this transfer is **$220,999.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of November, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026