Karen Johnson Davidson County
Batch # 1419415 DEEDWARR
05/12/2026 02:16:44 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20260512-0042748

PREPARED BY WHITE & REGEN, PLC, P.O. BOX 190, DICKSON, TENNESSEE 37056-0190

WR-2519

Map 069-0-0023.00

EXECUTOR'S WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of implementing a testamentary devise set forth in the Last Will and Testament of Rickie Lee Hatfield, as admitted to probate under Docket No. 22CH1-2025-PR-213 in the office of the Clerk and Master of the Chancery Court of Dickson County, Tennessee, I, **Katherine L. Ragan, Executrix of the Estate of Rickie Lee Hatfield**, deceased (the "Grantor"), acting under and by virtue of the authority vested in me by the decedent's last will and testament, have bargained and sold, and by these presents do transfer and convey unto **Katherine L. Ragan**, (the "Grantee"), her heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND THE GRANTOR HEREBY COVENANTS with the Grantee that the Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as disclosed by the public records of Davidson County, Tennessee.

AND THE GRANTOR FURTHER COVENANTS and binds herself, her successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever claiming by, under, or through the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 6th day of May, 2026.

Katherine L. Ragan

Katherine L. Ragan, Executrix of the Estate
of Rickie Lee Hatfield, Deceased

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Katherine L. Ragan, Executrix of the Estate of Rickie Lee Hatfield, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 6th day of May, 2026.

Notary Public

BENJAMIN C. REGEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 12-20-2028

My Commission Expires:

20 DEC 2028

This conveyance is exempt from Tennessee Recordation Tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(iv).

NAME AND ADDRESS OF OWNER(S):	SEND TAX BILLS TO:
Katherine L. Ragan	
913 Annie Louise Loop	SAME
Burns, Tennessee 37029	

Exhibit A

Description of Property

The following description of property was prepared from information provided by one or more of the parties. No title examination was requested or performed. The preparer assumes no responsibility for the accuracy of the following description.

Land in Davidson County, Tennessee, and being Lot No. 9 in the Fairview Subdivision of Record in Book 1130, page 54 of the Register's Office for Davidson County, Tennessee.

> Beginning at a point in the Southerly margin of Fairview Drive, which point is the common corner of Lots Nos. 9 and 10 of said Subdivision; thence eastwardly of said Margin of Fairview Drive a distance of 50 feet; thence in a southerly direction of 150 feet to the Northerly margin of Lot No. 12 of said Subdivision; thence Westwardly with the margin of Lot No. 12 a distance of 50 feet; thence Northwardly a distance of 150 feet to the point of beginning.

The above is improved property known as 4019 Fairview Drive, Nashville, Tennessee 37218.

Being the same property conveyed to Mary E. Hatfield from Jack Hatfield by warranty deed of record in Deed Book 3812 at page 916 in the Register's Office of Davidson County, Tennessee; also being the same property conveyed from Mary E. Hatfield to Rickie Lee Hatfield, reserving unto herself an estate for the duration of her life, by deed of record as Instrument No. 20010213-0013864 in the Register's Office of Davidson County, Tennessee; also being the same property which vested solely in Rickie Lee Hatfield upon the October 7, 2005, death of Mary E. Hatfield; also being the same property devised to Katherine L. Ragan pursuant to the Last Will and Testament of Rickie Lee Hatfield as admitted to probate under Docket No. 22CH1-2025-PR-213 in the office of the Clerk and Master of the Chancery Court of Dickson County, Tennessee.

Dickson County Chancery Court P.O. Box 547 Charlotte, TN 37036 (615)789-7011	LETTERS TESTAMENTARY	Case Number 22CH1-2025-PR-213

In the Matter of the Estate of: Rickie Lee Hatfield
Deceased

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing, Katherine L Ragan, Executor(s) to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary.

Date: 12/8/2025 Lynn Collins C&M

Clerk and Master

I swear that all statements in the petition are true and accurate and I am not disqualified from serving because of having been sentenced to imprisonment in a penitentiary as set forth in § 40-20-115 or otherwise. I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament as required by law.

12/4/2025 /s/Katherine L. Ragan before Benjamin C. Regen, Notary

I, Clerk and Master of this Court, certify that:

(i) this is a Court of Record;

(ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;

(iii) these Letters are still in full force and effect as of this date.

Date: 12/8/2025 Lynn Collins C&M

Clerk and Master

Legal Authority: TCA §§30-1-101 – 30-1-150

rev. 07/19

THE CHANCERY COURT SEAL DICKSON COUNTY, TN

IN THE CHANCERY COURT OF DICKSON COUNTY, TENNESSEE

In Re:)
) No. 22CH1-2025-PR-213
ESTATE OF RICKIE LEE HATFIELD,)
DECEASED)

FILED
DEC 08 2025
Lynn Collins
Dickson Co. Clerk & Ma

ORDER

In this probate proceeding, upon the petition of Katherine L. Ragan and for good cause shown, and it appearing to the Court that petitioner Katherine L. Ragan is the person named as executrix under the last will and testament of Rickie Lee Hatfield; that the decedent died in Dickson County, Tennessee on November 22, 2025, at the age of 72; that the decedent was a resident of Dickson County, Tennessee at the time of his death; that the decedent left a last will and testament dated August 8, 2021, having the name of Rickie Lee Hatfield signed thereon, and being subscribed by Haskle C. Felts and Gary C. Chance as attesting witnesses, who were sworn before Joe F. Gillespie, Jr., a duly commissioned notary public in and for the State of Tennessee, in conformity with Tenn. Code Ann. § 32-2-110; that the decedent signed his last will and testament in the presence of Haskle C. Felts and Gary C. Chance, and signified to them that the instrument was his last will and testament; that the witnesses signed the instrument at the request of the decedent, and in his presence, and in the presence of each other; that the decedent was of sound mind and disposing memory, and was more than 18 years of age when signing the instrument; that the decedent's last will and testament excuses the making of a bond by the

executrix; that the decedent's estate appears to be solvent and the decedent's last will and testament excuses the executrix from filing an inventory of the decedent's estate and court accountings thereof, in conformity with Tenn. Code Ann. §§ 30-2-301 and 30-2-201,

I.

IT IS, THEREFORE, ORDERED that the paper writing produced by the petitioner is the true and whole Last Will and Testament of Rickie Lee Hatfield, and the same is hereby admitted to probate as such.

II.

IT IS FURTHER ORDERED that the clerk file and record the decedent's last will and testament in the manner prescribed by law.

III.

IT IS FURTHER ORDERED that letters testamentary issue to the petitioner upon her making oath for the faithful performance of her duties as personal representative of the decedent's estate, and that she be permitted to serve without bond.

IV.

IT IS FURTHER ORDERED that notice of the petitioner's qualification as personal representative of the decedent's estate be given to creditors of the estate in the manner prescribed by law.

V.

IT IS FURTHER ORDERED that the petitioner be and she hereby is excused from filing

an inventory of the decedent's estate and making court accountings thereof.

VI.

IT IS FURTHER ORDERED that all other matters be and they hereby are reserved.

ENTERED this 8th day of December, 2025.

Chancellor

APPROVED FOR ENTRY:

WHITE & REGEN, PLC

By: _____
Benjamin C. Regen, Sup. Ct. Reg. No. 017531
Creekside Center Unit C-1
465 Henslee Drive
P. O. Box 190
Dickson, Tennessee 37056-0190
(615) 446-2882

Solicitors for the Petitioner

FILED
DEC 08 2025
Dickson Co. Clerk & Mas

PAGE ONE OF THREE

LAST WILL AND TESTAMENT OF RICKIE LEE HATFIELD

I, RICKIE LEE HATFIELD, of Dickson County, Tennessee, being of sound and predisposing mind and of majority, and being aware of the nature of my bounty, those who are the natural objects of my bounty, and how my property real, personal and mixed shall be distributed pursuant to this instrument, do hereby make, declare and publish this Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE I

I hereby nominate, constitute and appoint **KATHERINE L. RAGAN** as Executrix of my Estate, and excuse her from posting bond and waive the filing of an accounting and inventory. I expressly authorize my personal representative to sell real estate as may be necessary should that need arise, along with any other items to carry out my intentions.

ARTICLE II

I direct that all my just debts, including costs of administration, funeral expenses, and taxes shall be paid from personal property out of my general estate first. I expressly authorize my personal representative to make distributions in kind, and to sell any real, personal or mixed property as needed, and to except to claims as warranted.

ARTICLE III

I hereby make the following specific bequest:

1. I hereby give, devise and bequeath a life estate in my real property in Vanleer, Dickson County, Tennessee, to my brother, Danny Edward Hatfield, with the remainder in fee to my niece, Katherine L. Ragan. She

Rickie Hatfield

RICKIE LEE HATFIELD

must main insurance, upkeep and property taxes on the property from the time this La Will and Testament is probated from what follows.

ARTICLE IV

All the rest, remainder and residue of what I now may own or hereafter acquire hereby give, devise and bequeath as my niece, Katherine L. Ragan. As a condition of this bequest, she is to use some of the funds to pay the insurance, property taxes, and upkeep of the property in Dickson County, Tennessee, in which I have given my brothe a life estate and her the remainder in fee.

WITNESS MY HAND THIS 24 DAY OF Aug (August) **, 2021.**

Rickie Hatfield

RICKIE LEE HATFIELD

Heather C Fitts

WITNESS

Katherine L Ragan

WITNESS

PAGE THREE OF THREE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WE, RICKIE LEE HATFIELD and Gary G. Chance and Hoskie C Felts, witnesses respectively, whose names are signed to the attached or foregoing instrument being first duly sworn, do hereby declare to the undersigned authority that the **TESTATOR** signed and executed the instrument as his free and voluntary act and for the purposes recited therein, and he did so freely and willingly; and that each witness, within the presence and the hearing of the **TESTATOR**, signed the will as witness and to the best of the knowledge of each witness, the **TESTATOR** was at the time 18 or more years of age, of sound mind and body, and under no constraint or undue influence.

Rickie Hatfield
TESTATOR

Hoskie C Felts
WITNESS

Sara Thorn
WITNESS

Subscribed, sworn and acknowledged before me, Joe F. Gillespie, Jr., Notary Public, by Ricky Lee Hatfield, and [redacted] and Hoskie C. Felts, witnesses, this 21st day of April, 2021.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Rickie Hatfield
RICKIE LEE HATFIELD

JOE F. GILLESPIE, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024