Bill Garrett Davidson County
Batch# 134173 DEEDWARR
08/28/2018 01:30:47 PM 2 pgs
Fees: $13.00 Taxes: $555.74
20180828-0085234

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Administrator's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Amrollah Sharifi and Naim Sharifi 4605 Toddington Drive Nashville, TN 37215	NEW OWNER	071-12-0-197.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Roosevelt Hinsley,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-186** unto the Grantee, **Amrollah Sharifi and Naim Sharifi**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Roosevelt Hinsley,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roosevelt Hinsley by Quitclaim Deed from Ted Hinsley and Sandy Hinsley, brother and sister of record in Instrument No. 20120515-0041915 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 15, 2012. The said Roosevelt Hinsley, having since died on April 26, 2017, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 18P-186.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) Instruments of record as restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 1130, Page 97; and Book 1357, Page 677, Page 149, said Register's Office.;
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 905 Oneida Avenue, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Roosevelt Hinsley,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of August, 2018.

Estate of Roosevelt Hinsley

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Roosevelt Hinsley** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Roosevelt Hinsley**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 24th day of August, 2018.

My commission expires:
8/20/19

Notary Public

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,200.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 2018.

Notary Public

My Commission Expires:
8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019