Karen Y Johnson Davidson County
Batch# 150837 DEEDWARR
10/11/2018 02:22:12 PM 2 pgs
Fees: $13.00 Taxes: $314.50
20181011-0100996

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:
Canh M. Pham and Chau H. Ly
PO Box 90678
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
034-10-0-066.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Dorothy F. Solgot,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-185** unto the Grantee, **Canh M. Pham and Chau H. Ly, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Dorothy F. Solgot** described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Stanley Heights of record in Plat Book 3300, Page 74, 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 Walter H. Solgot and wife, Dorothy F. Solgot by Warranty Deed from William A. Moser and wife, Barbara J. Moser of record in Book 4835, page 847, Register's Office for Davidson County, Tennessee, dated July 18, 1974 and recorded on July 19, 1974. Being the same property conveyed to Dorothy Frances Solgot by Divorce Decree from Walter Harry Solgot of record in Book 5360, page 256, Register's Office for Davidson County, Tennessee, recorded on November 6, 1978. The said Dorothy F. Solgot having since died on April 13, 2017, and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under docket No. 18P-185

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 3300, page 74; Book, 3405, page 286 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 1424 Bain Drive, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her 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 Dorothy F. Solgot,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 9 day of October, 2018.

Estate of Dorothy F. Solgot

Peggy D. Mathes, Adm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of October, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Dorothy F. Solgot** 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 Dorothy F. Solgot**, 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 9 day of October, 2018.

My commission expires: 6/20/21

Notary Public

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 9 day of October, 2018.

My Commission Expires: 6/20/21

Notary Public

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021