Karen Y Johnson Davidson County
Batch# 152139 DEEDWARR
10/17/2018 02:35:33 PM 2 pgs
Fees: $13.00 Taxes: $651.20
20181017-0103048

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:
Tip Top Trust
1561 Meadow Bend Drive
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
052-08-0-169.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Glenda T. Shearon,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-811** unto the Grantee, **Tip Top Trust,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Glenda T. Shearon,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of a Re-Subdivision of Lots 12-13 & 54-56, Section Three, Meadow Bend, of record in Plat Book 6200, Page 450, 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 Glenda T. Shearon, unmarried by Warranty Deed from RBH Development, Inc., a Tennessee corporation, of record in Book 7877, Page 126, Register's Office for Davidson County, Tennessee, dated June 27, 1989 and recorded on June 29, 1989. Glenda T. Shearon having since died on February 10, 2018 and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under docket No. 18P-811.

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 6200, page 450, 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 1561 Meadow Bend 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 Glenda T. Shearon,** 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 _____ day of October, 2018.

Estate of Glenda T. Shearon

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of October, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Glenda T. Shearon** 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 Glenda T. Shearon**, 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 15 day of October, 2018.

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Affiant

Subscribed and sworn to before me this 16th day of October, 2018.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020