Karen Y Johnson Davidson County
Batch# 154745 DEEDWARR
10/29/2018 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20181029-0106834

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

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 294304

Administrator's Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
Michael Montanari and Rebecca A. Montanari 3720 North Chapel Rd Franklin, TN 37067	NEW OWNER	128-10-0-091.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Norman F. Marsden,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-191** unto the Grantee, **Michael Montanari and Rebecca A. Montanari, 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 **Norman F. Marsden,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, 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 Norman F. Marsden, an unmarried man by Quitclaim Deed from Iolanda M. Marsden of record in Instrument No. 20150120-0005205 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 20, 2015. The said Norman F. Marsden, having since died on November 6, 2017, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 18P-191.

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 4175, Page 154; and Book 4467, Page 85, 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 627 Hicks Road, Nashville, TN 37221.

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 Norman F. Marsden,** 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 26th day of October, 2018.

Estate of Norman F. Marsden

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Norman F. Marsden** 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 Norman F. Marsden**, 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 26th day of October, 2018.

My commission expires: 1/3/22

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 26th day of October, 2018.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

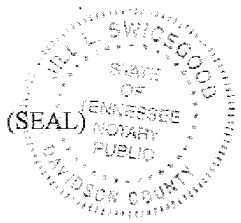
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900