Karen Johnson Davidson County
Batch# 248472 DEEDWARR
06/25/2019 03:20:11 PM 2 pgs
Fees: $13.00 Taxes: $693.75
20190625-0061582

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:
Andre Johnson 2504 Buchanan Street Nashville, TN 37208	NEW OWNER	081-06-0-276.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Theodore A. Woodruff,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 19P-52** unto the Grantee, **Andre Johnson, married**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Theodore A. Woodruff,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Cumberland Gardens, Section Eight, of record in Plat Book 3300, Page 82, 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 Theodore A. Woodruff and wife, Alice B. Woodruff by Warranty Deed from Dodson Batson, Trustee of record in Book 3575, page 565, Register's Office for Davidson County, Tennessee, dated July 01, 1963. The said Alice B. Woodruff died August 22, 2016, leaving her husband, Theodore A. Woodruff, as the surviving tenant by the entirety. The said Theodore A. Woodruff having since died intestate on April 7, 2018, and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 19P-52), Peggy D. Mathes was appointed as the Estate Administrator, with Letters of Administration being issued to her on January 23, 2019.

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 82; Book 2909, Page 135; 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: 2504 Buchanan Street, Nashville, TN 37208.

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

Witness my hand this 24th day of June, 2019.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2019, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Theodore A. Woodruff,** 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 Theodore A. Woodruff,** 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 June, 2019.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2019.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY