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

Karen Johnson Davidson County
Batch# 271481 DEEDWARR
08/14/2019 01:35:26 PM 2 pgs
Fees: $13.00 Taxes: $175.56
20190814-0081306

Administrator's Deed

ADDRESS OF NEW OWNER:
Ciara Properties, GP
510 S Main St
Springfield, TN 37172

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
00900025100

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Ruth Virginia Dickerson,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 17P196** unto the Grantee, **Ciara Properties, GP**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ruth V. Dickerson,** described as follows:

Beginning at an iron pin (new), in the southeasterly margin of Greenbrier Road, said iron pin being located from an iron pin (new), in the southeasterly margin of said road, the northwest corner of a tract of land which belongs to Ronnie L. Buck, having a deed reference in Deed Book 4835, Page 248, RODCT; N 33°04'38" E, 217.84; thence, N 35°06'13" E, 175.04 feet, to the point of beginning, the southwest corner of this tract, and continuing with the southwesterly margin of said road, as follows: with a curve to the right, having a radius of 2475.00 feet, an arc distance of 410.43 feet, and a chord bearing and distance of N 41°52'51" E, 409.96 feet to an iron pin (new); thence, N 46°37'53" E, 110.72 feet to an iron pin (new); thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 28.57 feet, and a chord bearing and distance of N 44°06'49" E, 28.56 feet to an iron pin (new), in the southeasterly margin of Greenbrier Road; thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 37.03 feet, and a chord bearing and distance of N 84°01'31" E, 33.73 feet to an iron pin (new)in the westerly margin of Wilkinson Road; thence with the westerly margin of Wilkinson Road, as follows: S 53°32'42" E, 5.47 feet to an iron pin (new); thence with a curve to the right, having a radius of 190.00 feet, an arc distance of 150.70 feet, and a chord bearing and distance of S 30°49'19" E, 146.78 feet to an iron pin (new); thence, S 08°05'57" E, 309.74 feet to an iron pin (new); thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 290.47 feet, and a chord bearing and distance of S 33°42'11" E, 280.90 feet to an iron pin (new), in the southerly margin of Wilkinson Road, a corner of a tract of land which belongs to Buford Towns, having a deed reference in Deed Book 1309, Page 602, RODCT; thence with the boundary of said tract of land which belongs to Buford Towns, as follows: N 80°30'24" W, 214.35 feet to an iron pin (new); thence, S 30°30'24" E, 202.67 feet to an iron pin (new); thence, S 55°56'26" W, 253.94 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Buford Towns; thence with a new line, N 33°58'23" W, 658.20 feet to the point of beginning, containing 7.30 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway #41 North, Springfield, Tennessee 37172, dated February 25, 2019.

Being a portion of the same property conveyed to James W. Dickerson and wife, Ruth V. Dickerson by Warranty Deed from John C. Moore and wife, Nina F. Moore of record in Book 2041, Page 575, Register's Office for Davidson County, Tennessee, dated April 2, 1952 and recorded on April 2, 1952. The said James W. Dickerson predeceased Ruth V. Dickerson. The said Ruth V. Dickerson died December 11, 2013. Peggy D. Mathes, Administrator of the Estate of Ruth Virginia Dickerson also known as Ruth V. Dickerson, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P196. Also being the same property conveyed by Peggy D. Mathes, Administrator of the Estate of Ruth V. Dickerson to Peggy D. Mathes, Administrator of the Estate of Ruth V. Dickerson by Quitclaim Deed of record in Instrument No. 20190514-0045154, Register's Office for Davidson County, Tennessee.

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 4715, page 126, 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 0 Greenbrier Road, Joelton, TN 37080.

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 Ruth Virginia Dickerson,** 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 August, 2019.

Estate of Ruth Virginia Dickerson

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of August, 2019, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Ruth Virginia Dickerson** 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 Ruth Virginia Dickerson**, 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 August, 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 $47,450.00.

Affiant

Subscribed and sworn to before me this 9 day of August, 2019.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY