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# 335012 DEEDWARR
12/26/2019 03:06:21 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20191226-0133358

Administrator's Deed

ADDRESS OF NEW OWNER:
The Mark and Tammy Edwards
Living Trust
512 Austins Way
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
096-07-0A-005.00-CO

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Richard J. Olivier,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 16P-467** unto the Grantee, **Mark E. Edwards and Tammy D. Edwards, Trustees of The Mark and Tammy Edwards Living Trust, dated May 15, 2017**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Richard J. Olivier,** described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4 of Lot 6 on the plan of Bianca Square, of record in Plat Book 5800, Page 101 and amended in Plat Book 5200, Page 661, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Richard J. Olivier and wife, Barbara T. Olivier by Warranty Deed from Stephen James Burchfield, unmarried, of record in Book 7340, page 587, Register's Office for Davidson County, Tennessee, dated August 28, 1987 and recorded on September 01, 1987. The said Barbara T. Olivier died January 9, 2013, leaving her husband, Richard J. Olivier as the surviving tenant by the entirety. The said Richard J. Olivier died testate on January 14, 2016, and by his Last Will and Testament admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 16P-467, instructed that his real property be administered as part of his probate estate. Said will appointed Leslie Olivier as the Executrix of the estate, and vested her with title and full authority to sell the subject property. However, pursuant to an Order issued by the aforesaid court on June 21, 2019, Leslie Olivier was removed from her position as the Executrix of the Estate of Richard Julien Olivier, and Peggy Mathes was appointed to serve as Administratrix, c.t.a. of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee. The said Peggy Mathes was issued with Letters of Administration on July 12, 2019, and pursuant to an Order to Sell Real Property and Pay Debts issued by the aforesaid court on August 30, 2019, Peggy Mathes, as the Administratrix of the Estate of Richard J. Olivier was vested with the authority to sell the subject property for the purpose of settling the estate.

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 5800, Page 101, as amended in Plat Book 5200, Page 661; and Book 6162, Page 195, as amended in Book 6165, page 566 and Book 9885, page 208, and Book 6162, Page 211, as amended in Book 6225, page 906 and, Book 6168, Page 507 and Book 6055, Page 760 and Book 6303, Page 616 and Book 5945, Page 856, 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 214 Hickory Hill Court, Nashville, TN 37214.

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 Roosevelt**

Hinsley, 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 23rd day of December, 2019.

Estate of Richard J. Olivier

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2019, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Richard J. Olivier,** 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 Richard J. Olivier**, 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 23rd day of December, 2019.

My commission expires:

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this 23 day of August, 2018.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020