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:
2716 Delaware Avenue, LLC
2804 Clifton Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
092-10-0-249.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Sadie Elizabeth Majors,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-446** unto the Grantee, **2716 Delaware Avenue, LLC, a Tennessee limited liability company**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Sadie Elizabeth Majors,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, of Block "C" on the Plan of M.B. & M.S. Pilcher's Resubdivision of record in Plan Book 1, page 66, Chancery Court at Nashville and in Plat Book 57, Page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the north side of Delaware Avenue, formerly Short Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sadie Elizabeth Majors by Quitclaim Deed from Gloria Jackson, unmarried and Gregory Jackson, married and Termaine Pointer of record in Instrument No. 20110302-0016744 Register's Office for Davidson County, Tennessee, dated February 24, 2011 and recorded on March 2, 2011.

Being the same property conveyed to Gloria Jackson, unmarried and a life estate reserved for Termaine Pointer and Hue R. Majors by Quitclaim Deed from Sadie Elizabeth Majors of record in Instrument No. 20120119-0005181 Register's Office for Davidson County, Tennessee, dated September 1, 2009 and recorded on January 19, 2012. Sadie Elizabeth Majors having since died intestate on April 9, 2017. This deed was declared null and void by Order filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19P-446 and recorded in Instrument No. 20190827-0086203, Register's Office for Davidson County, Tennessee. Sadie Elizabeth Majors having since died on April 9, 2017 and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under docket No. 18P-446.

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 57, page 91, said Register's Office.; Pan Book 1, page 66, in the Chancery Court at Nashville;
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 2716 Delaware Avenue, Nashville, TN 37209.

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

Karen Johnson Davidson County
Batch# 348340 DEEDWARR
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Fees: $13.00 Taxes: $1,572.50
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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 Sadie Elizabeth Majors,** 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 22nd day of January, 2020.

Estate of Sadie Elizabeth Majors

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Sadie Elizabeth Majors** 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 Sadie Elizabeth Majors**, 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 22nd day of January, 2020.

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 $425,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of January, 2020.

Notary Public

My Commission Expires:

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