Karen Johnson Davidson County
Batch# 352707 DEEDWARR
02/04/2020 08:06:18 AM 2 pgs
Fees: $13.00 Taxes: $299.70
20200204-0012424

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:
Rashid Nowroozi and Hamid Heidari 1411 Glenview Drive Brentwood, TN 37027	NEW OWNER	093-16-0-424.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Mary Ella White,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-1468** unto the Grantee, **Rashid Nowroozi, as to a 50% interest and Hamid Heidari and Sima Norouzi, husband and wife, as to a 50% interest**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Mary Ella White,** described as follows:

Land in Davidson County, Tennessee, being the East 30 feet Lot 4 of Block F on the Plan of Hermitage Addition of record in Plat Book 57, Page 43, in the Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 30 feet on the South side of Robertson Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Owen White and wife, Ophelia B. White by Installment Deed from Phil Cohen and wife, Sara K. Cohen of record in Book 1906, page 214, Register's Office for Davidson County, Tennessee, dated October 10, 1960 and recorded on October 10, 1960. The said Owen White and wife, Ophelia B. White have both since died intestate, leaving two daughters, Ernestine White and Mary Ella White, as their only heirs. Ernestine White died on October 22, 1978, leaving Mary Ella White as her only heir.

Being the same property conveyed to Mary Ella White by Quitclaim Deed from Mary Ella White of record in Book 5397, page 455, Register's Office for Davidson County, Tennessee, dated December 4, 1978 and recorded on February 21, 1979.

Being the same property conveyed to Lori Maddie, a single individual by Quitclaim Deed from Mary White of record in Instrument No. 20180425-0038994 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on April 25, 2018. Order to Set aside Deed and Sell Real Property to Pay Debts dated September 6, 2019 and filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Case No. 18P1468, set aside this deed as null and void.

Being the same property conveyed to Rashid Nowroozi and Hamid Heidari by Quitclaim Deed from Lori Maddi of record in Instrument No. 20190204-0010251 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on February 4, 2019. Order to Set aside Deed and Sell Real Property to Pay Debts dated September 6, 2019 and filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Case No. 18P1468, set aside this deed as null and void.

Order to Set aside Deed and Sell Real Property to Pay Debts dated September 6, 2019 and filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Case No. 18P-1468, revests title into the Estate of Mary Ella White.

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 43, said Register's Office.; Letter from the Metropolitan Government of Nashville and Davidson County Re: Property Standards Order for Demolition of Removal of Structure of record in Instrument Number 20180430-0040522 and 20190624-0060882, in the 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 81 Robertson Street, Nashville, TN 37210.

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 Mary Ella White,** 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 27th day of January, 2020.

Estate of Mary Ella White

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 Mary Ella White** 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 Mary Ella White**, 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 27th day of January, 2020.

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2020.

Notary Public

My Commission Expires: 10/7/2023

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY