Prepared by:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is ~~$0.00~~ $299,900.00

Affiant

Subscribed and sworn before me this 31 day of July, 2020.

Notary Public
My Commission Expires:_____

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 353621 **DEEDWARR**
02/05/2020 11:58:21 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200205-0013424

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Andrew A. Baummer **305 McCall Street** **Nashville, TN 37211**	**LoanDepot.com, LLC** **26642 Towne Centre Drive** **Foothill Ranch, CA 92610**	**133-02-0-332.00**

ADMINISTRATOR'S DEED

Mark Ivan Everitt died intestate on **June 3, 2019.** Due to insolvency, his Estate was admitted to probate in the **Seventh Circuit Court for Davidson County Tennessee**, Docket No. 19P2018. **Ludean Conder Roy** was appointed administratrix and duly qualified. All debts of the decedent have been paid. The administratrix, by signing this Deed, releases any right the administratrix has to recover in this due to the insolvency of this estate. In accordance with "Order Approving Contract To Sell Real Property" filed in the aforesaid probate case, in her capacity as **Excecutrix** of said estate, sells, transfer and conveys to

Andrew A. Baummer, An Unmarried Man ("Grantee"),

His heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 13 of McLester Addition to Nolen Heights, as shown by map of record in Book 421, Page 92, Register' s Office for Davidson County, Tennessee.

Said Lot fronting 50 feet on the Southerly side of McCall Street and ruing back between lines 150 feet, more or less, to an alley.

Being the same property conveyed to Mark Ivan Everitt, unmarried by Warranty deed from John H. Arriola, Jr. of record in Instrument No. 20120829-0078158 Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 29, 2012.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantee, their successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as executor only, do covenant with the said grantee, that I as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered. And I, as executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **305 McCall Street, Nashville, Tennessee 37211**.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee.
• Any and all existing easements, restrictions, limitations, and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of January, 2020.

Estate of **Mark Ivan Everitt**

Ludean Conder Roy
Ludean Conder Roy, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ludean Conder Roy**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Executrix** of the **Estate of Mark Ivan Everitt**, and in their capacity as such **Executrix**, acknowledged that the execution of the within instrument was for the purposes therein contained.

WITNESS my hand this 31 day of January, 2020.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212