This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

Karen Johnson Davidson County
Batch# 375524 **DEEDWARR**
03/20/2020 02:14:34 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20200320-0030931

Administrator's Deed

ADDRESS OF NEW OWNER:
Daniel Karshenas
7034 Willowick Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
070-06-0-021.00

For good and valuable consideration received, **PEGGY D. MATHES, ADMINISTRATOR of the ESTATE OF RICHARD E. DRIVER,** by these presents does transfer and convey pursuant to the probated estate in the **CIRCUIT** Court of **DAVIDSON** County, State of **TENNESSEE,** being **Docket No. 16P-373** unto the Grantee, **DANIEL KARSHENAS, MARRIED,** all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, belonging to **RICHARD E. DRIVER,** described as follows:

Land located in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning on an iron pin, the southwest corner of the Morris E. Cunningham, Sr., property of record in Deed Book 5854, Page 243, R.O.D.C., said pin being in the north right of way margin of West Trinity Lane. Thence, with said Lane, along the Chord of a 1457.40 foot radius curb to the left, South 59 degrees 21 minutes 06 seconds West, 48.09 feet to a point at the intersection of the north right of way margin of Young's Lane. Thence, with Young's Lane, South 65 degrees 53 minutes 00 seconds West, 12.40 feet to an iron pin, the south east corner of the William L. Hobby property of record in Deed Book 5714, Page 323, R.O.D.C. Thence, leaving Young's Lane, with Hobby's east boundary line, North 37 degrees 49 minutes 00 seconds West, 240.50 feet to an iron pin. Thence North 66 degrees 00 minutes 00 seconds East, 136.85 feet to an iron pin, Cunningham's northwest corner. Thence, with Cunningham's west boundary line, South 18 degrees 31 minutes 00 seconds East, 167.41 feet to an existing iron pipe, near a fence. Thence South 20 degrees 58 minutes 00 seconds East, 61.39 feet to the point of beginning, containing 0.52 acres, more or less, as per survey by White Bluff Survey Company, Mack Bennett, Jr., R.L.S. Tennessee, 477.

Less and Except: Portion of Property conveyed to Metro Government of record in Book 8970, Page 767, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Driver by Warranty Deed from Raymond C. Tidwell and wife, Teresa Tidwell, of record in Book 7815, Page 759, Register's Office for Davidson County, Tennessee, dated April 11, 1989 and recorded on April 12, 1989. The said Richard E. Driver, having since died on January 6, 2016, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 16P-373.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7753, Page 474, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1211 W Trinity Lane, Nashville, Tennessee 37218** .

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor 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 Grantor as **ADMINISTRATOR** of the **ESTATE OF RICHARD E. DRIVER,** its heirs and assigns, to warrant and

forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 19th day of March, 2020.

The Estate of Richard E. Driver

BY: _____
Peggy D. Mathes
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PEGGY D. MATHES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ADMINISTRATOR of THE ESTATE OF RICHARD E. DRIVER, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ADMINISTRATOR.

Witness my hand and official seal, this the 19th of March, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

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 **$182,000.00**.

_____
Affiant

Subscribed and sworn to before me this 19th day of March, 2020.

_____
Notary Public
My Commission Expires: 7/6/20
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020