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# 375562 DEEDWARR
03/20/2020 02:51:22 PM 2 pgs
Fees: $13.00 Taxes: $577.20

20200320-0030985

Administrator's Deed

ADDRESS OF NEW OWNER:
Jerry W. Drake
472 Ed Harris Road
Ashland City, TN 37015

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
081-07-0-606.00

For good and valuable consideration received, **PEGGY D. MATHES, ADMINISTRATOR of the ESTATE OF OPHIA JEAN STARLING,** 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. 19P220** unto the Grantee, **JERRY W. DRAKE, MARRIED,** all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, belonging to **OPHIA JEAN STARLING,** described as follows:

Being Lot No. 44 on the Revised Plan of Looby Heights, of record in Plat Book 7900, Page 230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the Westerly margin of the Old Buena Vista Road at the line between lots Nos. 7 and 8; thence with the line between said two lots South 75 degrees 45 minutes West 255 feet; thence North 41 degrees 45 minutes East 244 feet to the westerly margin of said Road; thence with said Road in a southerly direction 140 feet to the beginning.

Being the same property conveyed to Peggy D. Mathes Administrator, of the Estate of Ophia Jean Starling by Quitclaim Deed from Sandra Starling Guy of record in Instrument No. 20190923-0096519 Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on September 23, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 230, as corrected in Book 8289, Page 696, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8091, Page 751, as amended in Book 8252, Page 832, Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 8289, Page 976, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8614, Page 846, Book 8614, Page 919, in the 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: **1102 Alexander Circle, Nashville, Tennessee 37208** .

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 OPHIA JEAN STARLING,** 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 16th day of March, 2020.

The Estate of Ophia Jean Starling

BY: Peggy D. Mathes, Adm
Peggy D. Mathes
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY D. MATHES, ADMINISTRATOR of the THE ESTATE OF OPHIA JEAN STARLING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of March, 2020.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$156,000.00**.

Affiant

Subscribed and sworn to before me this 16th day of March, 2020.

Dana Delworth
Notary Public
My Commission Expires: 07/06/2020
(SEAL)

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