ADMINISTRATOR'S DEED

Karen Johnson Davidson County
Batch# 377704 **DEEDWARR**
03/26/2020 09:36:39 AM 2 pgs
Fees: $13.00 Taxes: $225.70

20200326-0032788

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Samuel D. Graham	SEND TAX BILLS TO: owner at owner's address	MAP-PARCEL NUMBERS
(NAME) 3311 Walton Lane	(NAME)	051000118.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Indenture made the 19th day of March, 2020 between, **Sandra Ford Administrator of The Estate of Ulysses G. Bryant, Jr.**, WHO DIED INTESTATE ON JUNE 02, 2019 , PARTY OF THE FIRST PART, HEREINAFTER CALLED THE GRANTOR, and **Samuel D. Graham,** UNMARRIED, PARTY OF THE SECOND PART, HEREINAFTER CALLED THE GRANTEE, WITNESSETH, THAT WHEREAS LETTERS OF ADMINISTRATION WERE ISSUED TO THE PARTY OF THE FIRST PART BY THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE ON AUGUST 15, 2019 AN IN CONSIDERATION OF Sixty-One Thousand and No/100 Dollars ($61,000.00), PAID BY THE PARTY OF THE SECOND PART, THE PARTY OF THE FIRST PART, DOES HEREBY GRANT AND RELEASE UNTO THE PARTY OF THE SECON PART, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 4th Councilmanic District, Davidson County, Tennessee and described according to a survey by Rocky L. Montoya, Surveying dated February 17, 2020.

Beginning at an iron rod (old) in the east margin of Walton Lane, said point being the south west corner of this lot # 2, the north west corner of the Woodland Streets Partners, LLC, Metro Tax Map, Parcel (061010A00400CO) thence, north 05 degrees 29 Minutes 33 seconds West 102.96 feet to a P.K. Nail (set) in the north margin of Walton Lane and the point of beginning for this described lot # 2; thence, along the east margin of Old Walton Lane north 05 degrees 06 minutes 33 seconds east 235.85 feet to a P.K. Nail (set); this being the north corner of this lot # 2, thence, along the south margin of Old Walton Lane, the north line of this lot # 2 south 82 degrees 55 minutes 23 seconds East 245.39 Feet to a P.K. Nail (set) located in the north margin of New Walton Lane, thence, with a curve to the left having a delta angle of 45 degrees 11 minutes 07 seconds, a radius of 435.00 feet, a tangent 181.13 feet, a length of 343.46 feet, a chord of 334.46 feet to the point of beginning, containing 21,496 square feet, 0.49 acres more or less.

Being the same property conveyed to Ulysses G. Bryant, Jr. and Louise Petway by Deed from Earl Hawkins, unmarried of record in book 6000, Page 116, Register's Office for Davidson County, Tennessee, dated January 31/1983 and recorded on January 31, 1983.

The said Louise Petway is now deceased leaving Ulysses G. Bryant, Jr. as her sole heir. See case no. 99005 in the Probate Court for Davidson County, Tennessee, and Affidavit of Heirship in Book 9375, Page 255, Register's Office for Davidson County, Tennessee.

The said Ulysses G. Bryant, Jr. having since died intestate on June 2, 2019, and by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 19P-1507), Sandra Ford was appointed as Estate Administrator, with Letters of Administration being issued on September 5, 2019. An Order approving sale issued on February 14, 2020 giving the Estate Administrator full authority to convey property.

Return to:
Rudy Title and Escrow, LLC
2012 21st A... S...

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 0 Walton Ln Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 19th day of March, 2020.

The Estate of Ulysses G. Bryant

Sandra Ford

By: Sandra Ford, Administrator

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sandra Ford, Administrator of The Estate of Ulysses G. Bryant**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of March, 2020.

Notary Public

My Commission Expires: _____

MICHAEL A. FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11/21/2021