Karen Johnson Davidson County
Batch# 440847 DEEDWARR
07/20/2020 03:08:24 PM 2 pgs
Fees: $13.00 Taxes: $614.20
20200720-0079500

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:
Taybro-Falke, LLC
1859 Reynolds Road
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
135-00-0-339.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Beverly Young Conn,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 19P-855** unto the Grantee, **Taybro-Falke, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Beverly Young Conn,** described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick 12-3-75 and revised 7-24-82, as follows:

BEGINNING at an iron pin in the westerly margin of Reynolds Road; said point be3ing the southeast corner of the property conveyed to Roy A. Redferrin and wife, Beverly A. Redferrin by deed from Willie Belle Jones (Book 4986 PG 243) Register's Office of Davidson County Tennesse; by divorce decree of record in Book 5726 page 842, Register's Office of Davidson County, Tennessee, said property was vested in Beverly Young Redferrin; thence South 9 deg. 30' West, along the westerly margin of Reynolds Road, 91.8 feet to an iron pin; thence leaving Reynolds Road, N 70 deg. 03' West, 461.0 feet to an iron pin in a fence line, same being the southwest corner of the Redferrin property referred to above; thence South 76 deg. 12' East, 148.90 feet to an iron pin; thence North 43 deg. 36' East, 103.75 feet to an iron pin; thence South 65 deg. 31' East, 261.00 feet to the point of beginning, containing 0.68 acres, more or less.

Being the same property conveyed to Beverly Redferrin Conn by Warranty Deed from Willie Belle Jones of record in Book 5929, page 393, Register's Office for Davidson County, Tennessee, dated August 10, 1982 and recorded on August 26, 1982. Beverly Redferrin Conn having since died, her estate was probated at Docket No. 19P-855 in the Probate Court for Davidson County, Tennessee. This instrument is being executed and recorded simultaneously with Warranty Deed from Chris Redferrin and Craig Redferrin, as to their 50% interest.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 1859 Reynolds Road, Nashville, TN 37217.

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 Beverly Young Conn,** 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 30 day of June, 2020.

Estate of Beverly Young Conn

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Beverly Young Conn** 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 Beverly Young Conn**, 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 30 day of June, 2020.

My commission expires:

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2020.

Notary Public

My Commission Expires: 07/09/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY