Karen Johnson Davidson County
Batch# 442501 DEEDWARR
07/22/2020 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200722-0080747

This Instrument Prepared By:

NIARHOS LAW GROUP, PLC
1106 18th Avenue South
Nashville, Tennessee 37212

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Ruth Kennedy 1612 Cumberland Station Blvd. Madison, TN 37115	Ruth Kennedy 1612 Cumberland Station Blvd. Madison, TN 37115	053090B00400CO

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
CHRISTENA TOLLIVER CLAYBROOKS,	)	**BK No. 19-06131-RM3-7**
	)	
Debtor.	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Timothy G. Niarhos, Trustee for the Bankruptcy Estate of Christena Tolliver Claybrooks, hereby bargain, sell, and convey to Ruth Kennedy, unmarried woman, all of my interest in the following-described property located in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 4 of Section One on the Plan of Cumberland Station, as of record in Instrument 20011009-0109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Christena Scales, an unmarried woman and Christena Claybrooks, an unmarried woman by Quitclaim Deed dated April 18, 2019, recorded April 22, 2019, in Instrument Number 20190422-0036616, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20130528-0053541, dated May 21, 2013, Register's Office for said County.

Christena Tolliver Claybrooks filed a Chapter 7 bankruptcy petition, docket number 3:19-bk-06131, on September 23, 2019. Upon filing, title was vested in Timothy G. Niarhos, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

Christena Tolliver Claybrooks and Christena Claybrooks are one of the same.

This conveyance is made subject to any and all existing restrictions and easements of record.

This is improved property known 1612 Cumberland Station Boulevard, Madison, Tennessee 37115.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Ruth Kennedy, unmarried woman, her successors and assigns forever. Grantor conveys said property pursuant to Trustee's Expedited Motion to Sell Debtor's Interest in Real Property [Docket Entry 34 in Case 3:19-bk-06131], sent to all creditors and parties in interest on July 8, 2020, no objections having been filed, and the Order Authorizing Sale of Debtor's Interest in Real Property entered by the Court on July 14, 2020 [Docket Entry 42 in Case 3:19-bk-06131].

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 16th day of July, 2020.

Timothy G. Niarhos, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Timothy G. Niarhos, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of July, 2020.

Gail D. Burch
Notary Public

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/8/2022

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $0.

Affiant

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

Gail D. Burch
Notary Public

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/8/2022

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY