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# 501666 DEEDWARR
10/26/2020 01:38:31 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20201026-0123932

# Administrator's Deed

**ADDRESS OF NEW OWNER:**
Offer Tennessee, LLC
4301 Setters Road
Nashville, TN 37218

**SEND TAX BILLS TO:**
New Owner

**MAP/PARCEL NO:**
069-02-0-014.00

For good and valuable consideration received, **SHEILA GREEN-BIBBS, ADMINISTRATRIX of the ESTATE OF MARGARETTE G. GREEN,** by these presents does transfer and convey pursuant to the probated estate in the **PROBATE** Court of **DAVIDSON** County, State of **TENNESSEE**, being **Docket No. 18P1320** unto the Grantee, **OFFER TENNESSEE, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, belonging to **MARGARETTE G. GREEN,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Enchanted Hills, Section One, as of record in Book 3300, page 96, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Hydesdale Lane, being the common front corner of Lots No. 67 and 68, thence northerly 190.07 feet to a. concrete monument being the common rear corner of Lots No. 66 and 67; thence easterly 196.4 feet to a point in the westerly margin of Setters Road; thence southerly with the margin in Setters Road 139.44 feet to a concrete monument being a point in a curve, thence around said curve 37.38 feet to a concrete monument on the northerly margin of Hydesdale Lane, thence with the margin of said Lane 151 feet to the point of beginning.

Being the same property conveyed to Margarette G. Green (unmarried) by Warranty Deed from Gaines and Gaines Construction Company, Inc., of record in Book 3946, Page 574, Register's Office for Davidson County, Tennessee, dated October 12, 1965 and recorded on October 14, 1965.

The said Margarette G. Green deceased on or about November 28, 2017, with Affidavit of Heirship filed of record in Instrument No. 20180104-0001489, Register's Office for Davidson County, Tennessee; with Probate and Order to Sell filed at No. 18P1320, Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division).

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easement of record in Book 5212, Page 95, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224, 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: **4301 Setters Road, 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 **ADMINISTRATRIX** of the **ESTATE OF MARGARETTE G. GREEN,** 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 19 day of October, 2020.

Estate of Margarette G. Green

BY: _____
Sheila Green-Bibbs
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEILA GREEN-BIBBS, ADMINISTRATRIX of the ESTATE OF MARGARETTE G. GREEN, 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 19th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

_____
Affiant

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

_____
Notary Public
My Commission Expires: 07/09/24
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024