Karen Johnson Davidson County
Batch# 513937 DEEDWARR
11/10/2020 12:54:57 PM 2 pgs
Fees: $13.00 Taxes: $632.70
20201110-0132502

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:
Mohammad Anwar
1905 S Hamilton Rd
Nashville, TN 37218

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
069-16-0-195.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Rose E. Drake,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 19P-1336** unto the Grantee, **Mohammad Anwar, a married man**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Rose E. Drake** described as follows:

Certain real estate in Davidson County, Tennessee, being Tract No. 1 (Lot No. 1 and Part of Lot No. 2) on the Plan of J.J. Pate's Subdivision of Lots 9, 10, 11, 20, 21, 22, 12 and 23, in Block No. 1 of G.T. Sheegog's Subdivision, of record in Book 843, Page 43, Register's Office for said County. Said Tract No. 1 fronts 67.3 feet on the Northwesterly side of South Hamilton Road and extends back 249.7 feet on the Northeasterly line and 251.7 feet on the Southwesterly line, to a line in the rear on which it measures 71 feet.

Being the same property conveyed to Eugene M. Drake and wife, Rose E. Drake by Warranty Deed from Price H. Dye and wife, Hazel Y. Dye of record in Book 4693, page 763, Register's Office for Davidson County, Tennessee, dated March 29, 1973 and recorded on March 30, 1973. The said Eugene M. Drake died December 19, 1977, leaving his wife, Rose E. Drake, as the surviving tenant by the entirety. The said Rose E. Drake having since died on November 25, 2018, and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 19P-1336), Peggy D. Mathes was appointed as the Estate Administrator, with Letters of Administration being issued to her on October 29, 2019.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) Instruments of record as restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 843, page 43, said Register's Office.;
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 1905 S. Hamilton Road, Nashville, TN 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, 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 Rose E. Drake,** 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 5 day of November, 2020.

Estate of Rose E. Drake

Peggy D. Mathes, Administrator

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of November, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Rose E. Drake** 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 Rose E. Drake**, 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 5 day of November, 2020.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

Subscribed and sworn to before me this 5th day of November, 2020.

Notary Public

My Commission Expires:

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