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

Karen Johnson Davidson County
Batch# 517130 DEEDWARR
11/16/2020 02:33:23 PM 2 pgs
Fees: $13.00 Taxes: $279.35
20201116-0135075

Administrator's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Andres Encalada and Olga Encalada 629 Gibson Drive Madison, TN 37115	NEW OWNER	05202023900

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of William A. Adams, as to a 50% interest,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-1948** unto the Grantee, **Andres Encalada and Olga Encalada, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **William A. Adams, unmarried and Dorothy L. O'Neil, unmarried,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Rainbow Terrace Section III of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Adams, unmarried and Dorothy L. O'Neil, unmarried by Warranty Deed from Clandra Jones of record in Instrument No. 20020305-0027557 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 5, 2002.

William A. Adams having since died October 1, 2018. Per Petition for Letters of Administration of record at Docket NO. 18P1948 in the Probate Court for Davidson County, Tennessee, he left children Sharon Renee Riggs and William Adams. Peggy Mathes was appointed to serve as Administratrix, c.t.a. of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee. This instrument is being executed and recorded simultaneously with Warranty Deed from Dorothy L. O'Neil, as to her 50% interest.

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 2133, page 20, 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 300 Randy Road, Madison, TN 37115.

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 William A. Adams,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 12 day of November, 2020.

Estate of William A. Adams

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of November, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of William A. Adams** 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 William A. Adams**, 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 12 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 $75,500.00.

Affiant

Subscribed and sworn to before me this 12th day of November, 2020.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY