Karen Johnson Davidson County
Batch# 522144 DEEDWARR
11/30/2020 12:44:09 PM 2 pgs
Fees: $13.00 Taxes: $580.90
20201130-0138987

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:	SEND TAX BILLS TO:	MAP/PARCEL NO:
GRE, LLC 3257 Panorama Drive Nashville, TN 37218	NEW OWNER	080-08-0-020.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Maggie Mai Caruthers,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 20P-1216** unto the Grantee, **GRE, LLC, a Tennessee limited liability company**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Maggie Mai Caruthers,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Bordeaux Gardens, Section One of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 394 fronts 69 feet on the Westerly side of Panorama Drive and extends back 152 feet on the Northerly Line and 121.53 feet on the Southerly Line to a dead Line in the rear on which it measures 62.84 Feet.

Being the same property conveyed to George E. Copple, Jr., Trustee by Quitclaim Deed from Willie Bob Caruthers and Maggie M. Caruthers, as tenants by the entirety with right of survivorship of record in Book 7534, page 427, Register's Office for Davidson County, Tennessee, dated April 11, 1988 and recorded on May 12, 1988 and within the same deed the said George E. Copple, Jr., Trustee conveyed his interest in the subject property to Willie Bob Caruthers and Maggie M. Caruthers, as tenants by the entirety with right of survivorship.

Being the same property conveyed to Willie Bob Caruthers and Maggie Caruthers, Father and Mother, as to their life estate and Joseph A. Howse, Sr., a son by Tennessee Quitclaim Deed from Willie Bob Caruthers and Maggie Caruthers of record in Instrument No. 20180907-0088908 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 07, 2018. See Order Authorizing Consent to Protective Services and to Set Aside the Quitclaim Deed Dated October 4, 2017 from Maggie Caruthers to Joseph A. Howse, Sr.

The said Willie Bob Caruthers having died May 23, 2019, leaving his wife, Maggie Mai Caruthers, as the surviving tenant by the entirety. The said Maggie Mai Caruthers having since died on July 18, 2020, and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 20P-1216), Peggy D. Mathes was appointed as the Estate Administrator, with Letters of Administration being issued to her on August 14, 2020.

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 3300, page 91, said Register's Office.; Book 3465, page 403
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 3257 Panorama Drive, 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 Maggie Mai Caruthers,** 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 13th day of November, 2020.

Estate of Maggie Mai Caruthers

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of day of November, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Maggie Mai Caruthers** 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 Maggie Mai Caruthers**, 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 13th day of day of November, 2020.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

Subscribed and sworn to before me this 13th day of day of November, 2020.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY