Karen Johnson Davidson County
Batch# 522179 DEEDWARR
11/30/2020 01:37:22 PM 2 pgs
Fees: $13.00 Taxes: $891.70
20201130-0139039

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:
Marc Dejaeger 1880 Merrit Street Old Hickory, TN 37138	NEW OWNER	053060B14600CO

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Rebecca Page Macchione,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 17P-619** unto the Grantee, **Marc Dejaeger,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Rebecca Page Macchione,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Waterford, R10 Residential P.U.D., Phase 4B of record in Plat Book 7900, Page 770, 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 Rebecca Paige Macchione by Warranty Deed from Buddy Wayne Dixon, married of record in Instrument No. 20160627-0065156 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 27, 2016.

Rebecca Paige Macchione died February 28, 2017. Petition Letters of Administration at Docket No 17P-619 in the Fifth Circuit Court for Davidson County, Tennessee names heirs Ina Vaulene Stewart and James Lee Stewart. Peggy D. Mathes, Administrator of the Estate of Rebecca Paige Macchione, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-619.

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 7900, page 770; Book 6900, page 540; Book 7463, Page 294, Book 8694, Page 216, as restated in Book 8699, Page 462, Book 9081, Page 63, Book 9112, Page 962, Book 9432, Page 988 and further amended in Book 9530, Page 182, Book 9530, Page 185, and Book 9530, Page 189; Book 8715, Page 583, as amended in Instrument No. 20090309-0020515, Book 7900, Page 985, Book 8711, Page 701, Book 8715, Page 590, Book 9393, Pages 831 & 833 and Book 9752, Page 82, Book 1717, Page 30, Book 2024, Page 225, Book 8765, Page 609, Book 10160, Page 287, Instrument Number 20111109-0087611, 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 1880 Merrit Street, Old Hickory, TN 37138.

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 Rebecca Page Macchione,** 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 24 day of November, 2020.

Estate of Rebecca Page Macchione

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of November, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Rebecca Page Macchione** 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 Rebecca Page Macchione,** 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 24 day of November, 2020.

My commission expires:

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $241,000.00.

Affiant

Subscribed and sworn to before me this 24 day of November, 2020.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024