Karen Johnson Davidson County
Batch# 527993 DEEDWARR
12/09/2020 10:37:18 AM 2 pgs
Fees: $13.00 Taxes: $632.70
20201209-0143490

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:
Infusion Properties, LLC PO Box 23096 Nashville, TN 37202	NEW OWNER	107-13-075.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Juanita Reynolds Harwell,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 19P1332** unto the Grantee, **Infusion Properties, 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 **Juanita Reynolds Harwell,** described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described to wit as follows:

Being Lot No. 296, on the Map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office for said County.

Said Lot No. 296 fronts 84 feet on the South side of Ainlay Drive and runs back between lines, 175.9 feet on the West line and 177.9 feet on the East line to a dead line in the rear on which is measures 84 feet.

Being the same property conveyed to Juanita Reynolds Hurt by Quitclaim Deed from Johnny Reed Hurt of record in Book 9530, page 997, Register's Office for Davidson County, Tennessee, dated November 22, 1994 and recorded on November 29, 1994.

Juanita Reynolds Harwell died December 27, 2018. Her estate being administered through Davidson County Probate Court, Docket 19P-1332. Peggy D. Mathes, Administrator of the Estate of Juanita Reynolds Harwell, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P-1332.

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 1424, page 112; Book 1710, page 183 and Book 1728, page 113, 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 1209 Ainlay Drive, Nashville, TN 37217.

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 Juanita Reynolds Harwell,** 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 4 day of December, 2020.

Estate of Juanita Reynolds Harwell

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of December, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Juanita Reynolds Harwell** 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 Juanita Reynolds Harwell**, 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 4 day of December, 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 $171,000.00.

Affiant

Subscribed and sworn to before me this 4 day of December, 2020.

Notary Public

My Commission Expires:

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