Karen Johnson Davidson County
Batch# 534921 DEEDWARR
12/15/2020 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20201215-0148117

PREPARED BY:
LEMEH & ASSOCIATES
4300 Kings Lane
Nashville TN 37218

ADDRESS OF NEW OWNER(S):
James H. Decker
284 West Valley Rd.
Philadelphia, PA 19087

SEND TAX BILL TO:
SAME

MAP & PARCEL ID #:
083010B 00100CO

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
RACHEL JOY BARIBEAU,	)	Bk. No. 20-04039-CMW3-7
	)	
	)	
Debtor(s).	)	

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Rachel Joy Baribeau is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the MIDDLE DISTRICT OF TENNESSEE, the same bearing bankruptcy number 20-04039-CMW3-7; and

WHEREAS, certain property previously owned by the debtor, as more fully set forth in debtor's bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, has passed to and become an asset of debtor's bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor; and

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference;

NOW THEREFORE, for and in consideration of the sum of $455,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, in her capacity as trustee in bankruptcy as aforesaid and in no other capacity, hereby sells, transfers, and conveys unto **JAKE H. DECKER and wife, FRANCES L. DECKER,** their heirs, successors and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in the real property located at **1117a Sharpe Nashville TN 37206**. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 9th day of December, 2020.

Eva M. Lemeh, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Rachel Joy Baribeau, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Rachel Joy Baribeau.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2020.

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer, is $455,000.00.

AFFIANT

Subscribed and sworn to before me, this 10 day of December, 2020.

NOTARY PUBLIC

My commission Expires: 8-22-22

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, 1117 E. Sharpe Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1117 E. Sharpe Avenue Townhomes, a horizontal property regime with private elements of record in Instrument No. 20130118-0006239, amended in Instrument No. 20130502-0044145, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel J. Baribeau, by Warranty Deed from Misty Mitchell, unmarried, dated June 11, 2015, of record in Instrument No. 20150616-0057175, Register's Office for Davidson County, Tennessee. Rachel Joy Baribeau having since filed Bankruptcy.

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

