Karen Johnson Davidson County
Batch# 536007 DEEDWARR
12/16/2020 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $323.75
20201216-0148835

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:
Mohammad Anwar
5549 Oak Chase Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
082-08-0-072.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Eloise Newson, 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. 20P-250** unto the Grantee, **Mohammad Anwar, married,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Eloise Newson and Willie L. Mapp,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Map of Bransford Realty Company Subdivision of the McWhirter Tract and of the Love McFerrin Tract of record in Plat Book 421, Page 52, 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 Eloise Newson and Willie L. Mapp by Quitclaim Deed from Eloise Newson, an unmarried woman of record in Instrument No. 20160504-0043827, Register's Office for Davidson County, Tennessee, dated May 04, 2016 and recorded on May 04, 2016. Eloise Newson and Willie L. Mapp were married on April 14, 2016 and remained married at the time of Willie L. Mapp's death.

The said Willie L. Mapp died intestate on July 26, 2019 and under intestate succession are provided for in TCA 31-2-104, his interest in subject property having vested in his wife, Eloise Newson as to 1/3 and 2/3 in his children, who are Ashley Mapp, Jessica Gordon, and Eric Thompson as established by Affidavit of Heirship of record in Instrument No. _202012160148832_, said Register's Office.

Eloise Newson having since died January 28, 2020. Per Order on Petition Hearing of record at Docket NO. 20P-250 in the Seventh Circuit Court for Davidson County, Tennessee, Peggy Mathes was appointed to serve as Administrator of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee. Pursuant to her Last Will and Testament, Keith Mapp being the sole devisee of all her real property interest.

This instrument is being executed and recorded simultaneously with Warranty Deed from Ashley Mapp, Jessica Mapp Gordon aka Jessica Gordon, and Eric Thompson, as to their interest as heirs at law of Willie L. Mapp. Keith Mapp joins in the execution and conveyance of Warranty Deed in his individual capacity as to any claim he may have in the interest of Willie L. Mapp.

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 421, page 52; 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 614 N 9th Street, Nashville, TN 37206.

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 Eloise Newson,** 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 9 day of December, 2020.

Estate of Eloise Newson

Peggy D Mathes Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of December, 2020, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Eloise Newson** 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 Eloise Newson,** 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 9 day of December, 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 $87,500.00.

Affiant

Subscribed and sworn to before me this 9 day of December, 2020.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY