Karen Johnson Davidson County
Batch# 544527 DEEDWARR
01/04/2021 11:56:18 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20210104-0000524

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:
Charles C. Wooden and Lauren Wooden 306 Rising Sun Lane Old Hickory, TN 37138	NEW OWNER	064-02-0-024.00

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, **Charles C. Wooden and Lauren Wooden, husband and wife,** 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. 147 on the Plan of Section 7, Brandywine Farms, of record in Plat Book 4300, page 65, 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 Page Macchione, unmarried by Warranty Deed from Paul R. Stubblefield, unmarried and Stacy L. Stubblefield, unmarried of record in Instrument No. 201511180117190 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015.

Rebecca Paige Macchione died intestate on 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 4300, page 65; Book 3816, Page 544, as amended in Book 3843, Page 951, Book 3886, Page 720 and extended in Book 9138, Page 45, 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 306 Rising Sun Lane, 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 29 day of December, 2020.

Estate of Rebecca Page Macchione

Peggy D Mathes

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 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 29th day of December, 2020.

My commission expires:

1-3-22

Notary Public

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2020.

Notary Public

My Commission Expires:

LARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022