Karen Johnson Davidson County
Batch# 623224 DEEDWARR
04/27/2021 10:22:56 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20210427-0055798

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:**
Daniel Flowers and Lisa Flowers 2509 Treetop Dr Antioch, TN 37013	NEW OWNER	149-06-0-033.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Walter E. McDaniel,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 20P-910** unto the Grantee, **Daniel Flowers and Lisa Flowers, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Smith County, Tennessee, belonging to **Walter E. McDaniel,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Pebble Creek, Section Four of record in Plat Book 5210, Page 226, 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 Walter E. McDaniel and wife, Faye T. McDaniel by Warranty Deed from Steve Vandevender Builders, Inc of record in Book 5706, page 422, Register's Office for Davidson County, Tennessee, dated January 29, 1981 and recorded on February 02, 1981. The said Walter E. McDaniel, having since died on May 22,2020, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 20P-910.

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 Book 5210, Page 226; and Book 5334, Page 514, amended in Book 5446, Page 678; Book 5634, Page 489 and Book 5652, Page 375; Book 5209, Page 421; Book 5561, Page 146; Book 5209, Page 151, 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 2509 Treetop Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their 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 Walter E. McDaniel,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of April, 2021.

Estate of Walter E. McDaniel

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Walter E. McDaniel** 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 Walter E. McDaniel**, 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 23rd day of April, 2021.

My commission expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2021.

Notary Public

My Commission Expires:

7/1/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC