Karen Johnson Davidson County
Batch# 629819 DEEDWARR
05/06/2021 08:15:30 AM 7 pgs
Fees: $38.00 Taxes: $851.00
20210506-0060662

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-56

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1018 Jackson St Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	081-16-0-596.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melvin Smith, Jr., Administrator of The Estate of James Rhodes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 1018 Jackson St Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 18 on the Plan of Dr. B.W. Hall's Addition to Nashville, Tennessee, fronting 25 feet on the northerly side of Jackson Street, and extending back northerly between parallel lines and with the easterly line of Lot No. 19, 150 feet to an alley, as represented on the Plan of said Addition, which is recorded in Book 17, page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juanita Chapple by Installment deed from Erma Porter Biddix, single of record in Book 5487, page 382, Register's Office for Davidson County, Tennessee, dated August 22, 1979 and recorded on August 23, 1979. (Value or consideration shown in aforementioned deed $6,500.00.) The said Juanita Chapple having since died leaving a Last Will and Testament of record in Book 10351, page 357,

Register's Office for Davidson County, Tennessee in which her son James L. Rhodes. The said James Rhodes aka James L. Rhodes died June 3, 2020. Order on Petition for Letters of Administration (and attached hereto), was recorded at Docket No. 20P1840 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division in which Melvin Smith Jr. was named as Administrator of the Estate and authorized to consummate the contract for the sale of the subject property to TN Homebuyers, Inc. aka The 1018 Jaskson St Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1018 Jackson Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2021.

The Estate of James Rhodes

By: _____
Melvin Smith, Jr., Administrator

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melvin Smith, Jr., Administrator of The Estate of James Rhodes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 2021.

_____
Notary Public
My Commission Expires: _____

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

COPY

EFILED 12/03/20 10:17 AM CASE NO. 20P1840 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:	)	
James Rhodes	)	**Docket Number: 20P1840**

ORDER ON PETITION FOR LETTERS OF ADMINISTRATION

This cause came to be heard on the 2nd day of December 2020 before the Seventh Circuit Court for Davidson County Tennessee, upon the verified Petition for Letters of Administration filed by Melvin Smith, Jr. in the Estate of James Rhodes.

Mr. David Cox was present at the hearing. Based upon an examination of the verified Petition and its exhibits, the Court finds as follows:

1. James Rhodes (hereinafter "the Decedent") died on June 3, 2020 at the age of sixty-nine (69).

2. The Decedent was a resident of Nashville, Davidson County, Tennessee and resided at 1018 Jackson St, Nashville, Davidson County, Tennessee 37208.

3. The Decedent left no discoverable will and died intestate in accordance with the law of the State of Tennessee.

4. The Decedent left an estate of sufficient size to be administered consisting entirely of an executed Contract to Purchase Real Estate ("Contract"), in which the Decedent sold the Decedent's real property located at 1018 Jackson St, Nashville, Davidson County, Tennessee 37208 to an investment company, TN Homebuyers, Inc.; the Contract being submitted to the Court.

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5. Pursuant to Tenn. Code Ann. § 31-2-104, it is unknown whether the Decedent was survived by any lawful heirs-at-law.

6. David Cox was present in court and testified that his Grandmother, Neely Cox, was a sister to the Decedent's grandfather, Roy Cox Lumpkin.

7. The Court accepted and entered into the record Exhibit 1 based on the sworn testimony of David Cox, showing that the extended relationship of David Cox to James Rhodes is outside the statutory scheme codified in Tenn. Code Ann. § 31-2-104 as was contemplated in the Petition for Letters of Administration.

8. The Petitioner will continue to attempt to ascertain the lawful heirs-at-law of the Decedent.

9. The Petitioner is Melvin Smith, Jr., administrator at Smith Funeral Directors, as creditor of the Decedent's Estate, who is ready, willing, and is qualified to administer the Decedent's Estate, has no felony or misdemeanor convictions, and is not disqualified from serving as a personal representative because of having been sentenced to a term of imprisonment in a penitentiary.

It is therefore **ORDERED, ADJUDGED, AND DECREED** that Melvin Smith, Jr. is hereby appointed as Administrator of the Estate of James Rhodes.

It is further **ORDERED, ADJUDGED, AND DECREED** that Letters of Administration be issued to Melvin Smith, Jr.

It is further **ORDERED, ADJUDGED, AND DECREED** that the filing of an estate inventory shall be submitted within sixty days of the appointment.

It is further **ORDERED, ADJUDGED, AND DECREED** that the filing of an estate accounting shall be required to the extent required by law.

It is further **ORDERED, ADJUDGED, AND DECREED** that notice shall issue to creditors as required by Tenn. Code Ann. § 30-2-306.

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It is further **ORDERED, ADJUDGED, AND DECREED** that Melvin Smith, Jr. shall obtain and submit to the Court a release from the Tennessee Bureau of TennCare within sixty (60) days.

It is further **ORDERED, ADJUDGED, AND DECREED** that Melvin Smith, Jr. is authorized to consummate the Contract to sell the Decedent's Real Property located at 1018 Jackson St, Nashville, Davidson County, Tennessee 37208 and divest any right, title, and interest in the property pursuant to the terms of the Contract and obligations on the title.

It is further **ORDERED, ADJUDGED, AND DECREED** that all other matters are reserved pending further orders of the Court.

IT IS SO ORDERED.

ENTERED this the 2 day of December 2020.

JUDGE RANDY KENNEDY

Approved for Entry:

HARRINGTON LAW OFFICE

C. MICHAEL ROBINSON **#35301**
Attorney for the Petitioner
Temporary office address:
223 Carden Ave
Nashville, TN 37205
Telephone: (615) 320-9977
Facsimile: (615) 320-9929
michaelrobinson@harringtonlawoffice.com

COPY

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 2nd day of December, 2020, a true and exact copy of the foregoing *Order* has been forwarded via US Mail, to the following individuals: **Helen Williams,** 1074 Stonemark Tr. LaVergne TN 37086; **David Cox,** 1842 Walnut Grove Rd. Clarksville, TN 37042; **TN Homebuyers, Inc.,** PO Box 160772, Nashville, TN 37216-0772; **Mr. Cooper,** PO Box 612488, Dallas, TX 75261-2488.

C. MICHAEL ROBINSON

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021