Karen Johnson Davidson County
Batch# 665020 DEEDWARR
06/25/2021 11:04:11 AM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20210625-0086443

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:
Ciara Properties, GP 510 S Main St Springfield, TN 37172	NEW OWNER	072-09-0-352.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Billy W. Tayse,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 19P-1989** unto the Grantee, **Ciara Properties, GP**, all of the right, title and interest in and to that certain tract or parcel of land in Smith County, Tennessee, belonging to **Billy W. Tayse,** described as follows:

The following described tract or land: in Davidson County, Tennessee:

Being Lot No. 115 and the Northerly part of Lot No 114 on the Plan of Irvington, as of record Book 843, Page 60, said Register's Office.

Said Lot No. 115 and Northerly part of Lot No. 114 front on the Northerly margin of West Cahal Avenue 60 feet and extends hack 163.2 feet on the Westerly side line and extends back on the Easterly side line, which is a broken line, a total of 187 feet, more or less, to a line in the rear which measures 120 feet.

Being the same property conveyed to Billy W. Tayse and wife, Donna K. Tayse, by Deed from Phillip L. Felts, unmarried, of record in Book 5731, Page 557, Register's Office for Davidson County, Tennessee, dated April 02, 1981 and recorded on April 10, 1981.

Being the same property conveyed to Billy W. Tayse by Quitclaim Deed from Donna K. Tayse of record in Book 6899, Page 795, Register's Office for Davidson County, Tennessee, dated June 27, 1986 and recorded on June 27, 1986.

Said Billy W. Tayse became deceased on April 19, 2019, intestate, filed for Probate in Docket No. 19P-1989, Chancery Court of Davidson County, Tennessee. Billy W. Tayse is survived by spouse, Peggy Sue Tayse and two adult daughters, Jamie Ivey and Amy Tayse. Letters of Administration were issued to Peggy Sue Tayse.

The said Peggy Mathes was issued with Letters of Administration on January 8, 2020, and pursuant to an Order to Sell Real Property and Pay Debts issued by the aforesaid court on February 10, 2021, Peggy Mathes, as the Administratrix of the Estate of Billy W. Tayse was vested with the authority to sell the subject property for the purpose of settling the estate.

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 Book 843, Page 60, 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 907 W Cahal Ave, 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, 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 Billy W. Tayse,** 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 18th day of June, 2021.

Estate of Billy W. Tayse

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Billy W. Tayse** 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 Billy W. Tayse**, 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 18th day of June, 2021.

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 $333,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2021.

Notary Public

My Commission Expires:

1-3-22

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY