Karen Johnson Davidson County
Batch# 665031 DEEDWARR
06/25/2021 11:10:21 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20210625-0086458

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:
Yeonmi James
2207 Fernwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
073-05-0-012.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Larry Dale James,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-2005** unto the Grantee, **Yeonmi James, a single woman**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Larry Dale James,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Dalewood, Section IV of record in Plat Book 1835, Page 21, 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 Larry D. James, unmarried, by Warranty Deed from William Lee Smith and wife, Barbara Ann Smith, of record in Book 9779, Page 212, Register's Office for Davidson County, Tennessee, dated August 29, 1995 and recorded on August 31, 1995.

Being the same property conveyed to Larry Dale James by Quitclaim Deed from Linda Diane James of record in Instrument No. 20081121-0114628 Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded on November 21, 2008.

Said Larry Dale James became deceased on October 27, 2018, intestate, filed for Probate in Docket No. 18P-2005 Chancery Court of Davidson County, Tennessee. He is survived by his spouse Yeonmi James, and daughter, Shaunia Anderson.

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 1835, Page 21; and Book 1786, Page 80, Page 149, 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 2207 Fernwood Drive, Nashville, TN 37216.

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 Larry Dale James,** 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 Larry Dale James

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 Larry Dale James** 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 Larry Dale James**, 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

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

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

Notary Public

My Commission Expires:

1-3-22

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY