Karen Johnson Davidson County
Batch# 669807 DEEDWARR
07/01/2021 02:30:39 PM 2 pgs
Fees: $13.00 Taxes: $723.35
20210701-0089528

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:
Team 9 Real Estate Solutions, LLC 100 Hodge St Smyrna, TN 37167	NEW OWNER	043-09-0-038.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Melanie Jo Adams Kirby,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 20P-2197** unto the Grantee, **Team 9 Real Estate Solutions, LLC, a Tennessee limited liability company**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Melanie Jo Adams Kirby,** described as follows:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51 of Block "A" on the plan of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Ray Kirby and Melanie Jo Adams by Warranty Deed from Diana Demonbreun Dotson of record in Book 8655, page 26, Register's Office for Davidson County, Tennessee, dated June 15, 1992 and recorded on June 18, 1992.

Billy Ray Kirby died September 25, 2020, his estate being administered through Davidson County Probate Court, Docket No. 21P-499. Order recorded in Instrument No. 20210512-0064133 and Last Will and Testament of Billy Ray Kirby devising the property to his wife, Melanie Jo Kirby, has been recorded in Instrument No. 20210512-0064134, in the Register's Office for Davidson County, Tennessee.

Melanie Jo Adams died intestate October 22, 2020, her estate being administered through Davidson County Probate Court, Docket No. 20P-2197. Agreed Order to Sell Real Property dated March 5, 2021, recorded in said Probate Estate. Affidavit of Heirship states that William Travis Montague was the sole heir of Melanie Jo Adams Kirby, recorded in Instrument No. 20210309-0030432, in the Register's Office for Davidson County, Tennessee. Peggy D. Mathes, Administrator of the Estate of Juanita Reynolds Harwell, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P-2197.

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 843, page 105; and Book 4758, page, 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 114 Wiley Street, Madison, TN 37115.

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 Melanie Jo Adams Kirby,** 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 25th day of June, 2021.

Estate of Melanie Jo Adams Kirby

Peggy D. Mathes, Adm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of ~~December~~ June 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Melanie Jo Adams Kirby** 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 Melanie Jo Adams Kirby**, 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 25th day of June, 2021.

Notary Public

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires:

1-3-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,500.00.

Affiant

Subscribed and sworn to before me this 25th day of June, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY