Karen Johnson Davidson County
Batch# 707214 DEEDWARR
08/30/2021 03:45:47 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20210830-0116872

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:
Quanisha S. Washington & Damion Wilkes 3244 Crowe Drive Nashville, TN 37218	NEW OWNER	080-08-0-062.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Shirley Ann Washington,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 20P-1757** unto the Grantee, **Quanisha S. Washington, an unmarried woman & Damion Wilkes,** single, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Shirley Ann Washington,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Bordeaux Section 1, of record in Book 3300, Page 91, said Register's Office, described as follows: Said Lot No. 235 fronts 55 feet on the Easterly side of Crowe Drive and extends back 132.61 feet on the Northerly line and 166.66 feet on the Southerly line to a dead line in the rear measuring 75.28 feet thereon.

Being the same property conveyed to Shirley Ann Washington by Warranty Deed from Mary R. Massey and Susan M. Pederson, Ben H. Massey of record in Instrument No. 20010416-0036718 Register's Office for Davidson County, Tennessee, dated March 28, 2001 and recorded on April 16, 2001.

Said Shirley Ann Washington became deceased December 31, 2019, filed for Probate in Docket No. 20P-1757, Chancery Court of Davidson County, Tennessee. Wilma Simpson, Sherry Ann Washington, Monica Renea Washington and Anthony Washington are named as heirs-at-law. Peggy D. Mathes, Administrator of the Estate of Shirley Ann Washington, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P-1757.

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 3300, page 91; Book 3465, page 403 and amended in Book 3505, page 589, 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 3244 Crowe Drive, Nashville, TN 37218.

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 Shirley Ann Washington,** 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 24th day of August 2021.

Estate of Shirley Ann Washington

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2021, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Shirley Ann Washington** 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 Shirley Ann Washington,** 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 24th day of August, 2021.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024