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

Karen Johnson Davidson County
Batch# 750366 DEEDWARR
11/05/2021 01:44:23 PM 2 pgs
Fees: $13.00 Taxes: $710.40
20211105-0148391

Administrator's Deed

ADDRESS OF NEW OWNER:
Ronald Gunn, Sr.
113 Drennan Ln
La Vergne, TN 37086

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
060-13-0-072.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Irene Dallas,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1066** unto the Grantee, **Ronald Gunn, Sr., married**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Irene Dallas,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Trinity Hills Village, Section One, Second Addition, of record in Book 4175, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southeasterly margin of Silas Drive, common corner of Lots Nos. 62 and 63; thence with the line between said two lots southeasterly 90.7 feet to a concrete monument; thence with the line between Lots 62 and 64 south 65 degrees 14 minutes east 41.3 feet to a concrete monument; thence with the line between Lots 62 and 60 north 1 degrees 53 minutes west 74.3 feet to a concrete monument; thence northwesterly with the line between Lots Nos. 61 and 62, 73.0 feet to a concrete monument in the southeasterly margin of Silas Drive; thence with said margin southwesterly 59.7 feet to the point of beginning.

Being the same property conveyed to Irene Dallas by Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee of record in Book 4515, page 779, Register's Office for Davidson County, Tennessee, dated June 23, 1971 and recorded on June 30, 1971. Irene Dallas died April 7, 2021, her estate being administered through Davidson County Probate Court, Docket No. 21P-1066. Peggy D. Mathes was appointed administrator, pursuant to order entered August 6, 2021 and was vested with the authority to sell the subject property for the purpose of settling the estate pursuant to the order entered August 19, 2021.

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 4175, page 79; and Book 4326, page 653, 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 504 Silas Drive, Nashville, TN 37207.

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 Irene Dallas,** 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 29th day of October, 2021.

Estate of Irene Dallas

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Irene Dallas** 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 Irene Dallas**, 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 29th day of October, 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 $192,000.00.

Affiant

Subscribed and sworn to before me this 29th day of October, 2021.

Notary Public

My Commission Expires:
07/09/24

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