Karen Johnson Davidson County
Batch# 761293 DEEDWARR
11/24/2021 03:52:38 PM 2 pgs
Fees: $13.00 Taxes: $270.10
20211124-0156593

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 801 N 5th St Nashville, TN 37207	NEW OWNER	108-03-0-148.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Barry K. Cochran,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-268** 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 **Barry K. Cochran,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 52-B on the Plan of Zone Lot Division Lots 49 & 50 A Resubdivision of Lots 35 & 42-50 Section Five Patio Villa, Lots 51-53, Section Five, Patio Villa, of record in Plat Book 6250, Page 451, amending Plat Book 5200, Page 633, 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 Barry K. Cochran, unmarried, by Warranty Deed from Jere Lynn Stanley and husband, John R. Stanley formerly Jere Lynn Simpson, of record in Book 11090, Page 102, Register's Office for Davidson County, Tennessee, dated August 28, 1998 and recorded on August 31, 1998. The said Barry K. Cochran having since died on June 23,2020 and by Order of the Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 21P-268), Peggy D. Mathes was appointed as the Estate Administrator, with Letters of Administration being issued to her on May 7, 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 Plat(s) Book 5200, Page 633 and amended in Book 6250, Page 451; Book 6199, Page 70; Book 6165, Page 742; Book 9570, Page 785; 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: 3067 Casa Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his 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 Barry K. Cochran,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 19 day of November, 2021.

Estate of Barry K. Cochran

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Barry K. Cochran,** 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 Barry K. Cochran,** 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 19 day of November, 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 $73,000.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 2021.

Notary Public

My Commission Expires: 7/9/24

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