Karen Johnson Davidson County
Batch# 768538 DEEDWARR
12/06/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $448.63
20211206-0161516

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:
Kimberly Smith and Robert Smith 4151 Brick Church Pike Whites Creek, TN 37189	NEW OWNER	071-09-0-024.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Jenice Carmeka Brooks as to a ½ interest of the Estate of Helen Brooks,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 20P-1533** unto the Grantee, **Kimberly Smith and Robert Smith, wife and husband,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **James E. Brooks and wife, Helen Brooks,** described as follows:
Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section II, Haynes Meade, of record in Book 2854, Page 136, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the Northeasterly side of Haynes Meade Circle and runs back 165 feet on the Northwesterly line and 148.4 feet on the Southerly line to a dead line in the rear measuring 165 feet thereon.

Being the same property conveyed to James E. Brooks and wife, Helen Brooks, by Warranty Deed from Walter Young and wife, Era G. Young, recorded in Book 3316, page 429, Register's Office for Davidson County, Tennessee. The said James E. Brooks having predeceased Helen Brooks, leaving her as the surviving tenant by the entirety.

Being the same property conveyed to Helen Brooks from James E. Brooks by will dated June 12, 1961 and probated on August 16, 1982. Recorded in Will Book 140, Page 127, Probate Court of Davidson County, Tennessee and in Book 11355, Page 233 Register's Office for Davidson County, Tennessee.

Helen Brooks having since died intestate on May 17, 2010 leaving as her heirs at law, at the following ratios, Jenice Carmeka Brooks (50%), James Brooks (25%), and Mario Brooks (25%), as evidenced by affidavit of heirship of record in instrument # 20210319-0036722 Register's Office for Davidson County, Tennessee.

Jenice Carmeka Brooks died October 1, 2020 and her estate was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 20P-2025. Peggy Mathes was appointed to serve as Administratrix, c.t.a. of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee, and executed this instrument, in such capacity, for the purpose of conveying the one-half (1/2) interest in said property held by Jenice Carmeka Brooks.

This instrument is being executed and recorded simultaneously with Warranty Deed to the herein listed Grantees from James Brooks and Mario Brooks, as to their 50% interest.

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 2854, page 136, 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 1613 Haynes Meade Circle, 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 Jenice Carmeka Brooks,** 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 15th day of November, 2021.

Estate of Jenice Carmeka Brooks

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Jenice Carmeka Brooks** 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 Jenice Carmeka Brooks,** 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 15th day of November, 2021.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $121,250.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2021.

Notary Public

My Commission Expires:

KAREN L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2023

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/15/21 (date of document).

Affiant Signature

Date 11/29/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

