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 PO Box 148073 Nashville TN 37214	NEW OWNER	075-11-0-244.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Teresa Ann Thornhill,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1119** 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 **Teresa Ann Thornhill,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 67B on the Plan of Zone Lot Division of Lots 49 thru 69 and Lots 71,72,73,75,77 and 79 Rachel's Square Section Two of record in Plat Book 6250, Page 541, 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 Teresa Ann Thornhill, unmarried and Marion Thurman by Warranty Deed from Marion Thurman and Eva M. Thurman of record in Book 6953, page 732, Register's Office for Davidson County, Tennessee, dated August 14, 1986 and recorded on August 19, 1986.

Being the same property conveyed to Teresa Ann Thornhill by Trustee's Deed from Marion Thurman of record in Instrument No. 20010323-0028154 Register's Office for Davidson County, Tennessee, dated December 21, 1992 and recorded on March 23, 2001.

The said Teresa Ann Thornhill having died on or about June 20, 2020, leaving a Probate at Docket No. 21P1119, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division). Peggy D. Mathes, Administrator of the Estate of Teresa Ann Thornhill, was granted the authority to convey said property by Letters of Administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-1119.

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 Book 6250, Page 541, Amending Plat Book 5200, Page 623, 624 and 625, Book 6231, Pages 64 and 66, also amended in Book 6250, Pages 538 through 543; Book 6455, Page 135, Book 6619, page 777, and as amended in Book 8030, page 757; Book 6619, Page 782; Book 11627, Page 594; Book 6683, Page 576 and in Book 8030, page 759, Instrument Number 20120521-0043892; Instrument Number 20150211-0012558, in the 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 911 Rachels Place, Hermitage, TN 37076.

Karen Johnson Davidson County
Batch# 771288 DEEDWARR
12/09/2021 03:08:22 PM 2 pgs
Fees: $13.00 Taxes: $534.65
20211209-0163660

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 Teresa Ann Thornhill,** 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 2nd day of December, 2021.

Estate of Teresa Ann Thornhill

Peggy D Mathes Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Teresa Ann Thornhill** 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 Teresa Ann Thornhill**, 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 2nd day of December, 2021.

My commission expires:

Kate Nyquist

Notary Public

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $144,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of December, 2021.

Kate Nyquist

Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY