Karen Johnson Davidson County
Batch# 783224 DEEDWARR
01/03/2022 12:30:46 PM 2 pgs
Fees: $13.00 Taxes: $632.70
20220103-0000498

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:
Leonel Carmona
600 Waywood Circle
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
165-05-0A-006.00-CO

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Homer Hershel McCord,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1470** unto the Grantee, **Leonel Carmona, unmarried**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Homer H. McCord,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision Plat, section I Phase I South Shore, of record in Plat at Instrument No. 20020624-0075604, 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 Homer H. McCord, married, by Warranty Deed from CMH Parks Inc of record in Instrument No. 200511220140745 Register's Office for Davidson County, Tennessee, dated November 14, 2005 and recorded on November 22, 2005.

Said Homer H. McCord became deceased on June 14, 2021, filed for Probate in Docket No. 21P-1470 Chancery Court of Davidson County, Tennessee. The said Peggy D. Mathes was issued with Letters of Administration on September 23, 2021, and pursuant to an Order to Sell Real Property and Pay Debts issued by the aforesaid court on December 17, 2021, Peggy D. Mathes, as the Administrator of the Estate of Homer Hershel McCord was vested with the authority to sell the subject property for the purpose of settling the estate. The said Homer H. McCord and Homer Hershel McCord are one in the same.

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 Instrument No. 20020624-0075604; Instrument No. 20051103-0133346; Instrument No. 20050811-0095166; Instrument No. 20020913-0111662 and Instrument No. 20031210-0177420; Instrument No. 20010221-0016130; Instrument No. 20010221-0016129 and Instrument No. 20060203-0013756 and Book 3917, Page 967; 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 321 South Shore Drive, Antioch, TN 37013.

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

Witness my hand this 29 day of December, 2021.

Estate of Homer Hershel McCord

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of December, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Homer Hershel McCord** 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 Homer Hershel McCord**, 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 29 day of December, 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 $171,000.00.

Affiant

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

Notary Public

My Commission Expires:

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