Karen Johnson Davidson County
Batch# 791242 DEEDWARR
01/14/2022 02:17:30 PM 10 pgs
Fees: $53.00 Taxes: $925.00
20220114-0006171

ADMINISTRATOR'S DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$250,000.00

Affiant

Subscribed and sworn to before me this 14th day of December, 2021

Notary Public
My Commission expires: 12-17-24
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Hollis		148-12-026.00
903 Lydia Drive	**903 Lydia Drive**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

Freeman Hollis died on January 27, 2021, without a Will. The *Order Opening Intestate Estate and to Issue Letters of Administration* was entered on March 31, 2021, in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 21P407. On April 30, 2021, Timothy Hollis ("Administrator/Grantor") was appointed as Administrator and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Administrator, by signing this deed, releases any right the Administrator may have to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the **Order** filed within the Seventh Circuit Court of Davidson County, Tennessee, on September 13, 2021, Administrator transfers and conveys to Joseph Hollis ("Grantee"), the following described real property

in Davidson County, Tennessee:

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lori Heights, as of record in Book 3106, Page 123, Register's Office for said County.

Said Lot No. 5 fronts 73.42 on the southerly side of Lydia Drive and runs back 133.20 feet on the easterly side and 187.12 feet on the westerly side, to a dead line, measuring 105.06 feet thereon.
Being the same property conveyed to Unile R. Hollis from Gene H. Hollis and wife, Unile R. Hollis by Quitclaim Deed dated April 14, 1976, and recorded on June 02, 1976 in Book 5030, page 929, Register's Office for Davidson County.

Being the same property conveyed to Freeman H. Hollis, from Unile R. Hollis, kna Unile Ladd, and Walter Ladd, wife and husband, by Quitclaim Deed dated December 16, 2005, and recorded on December 20, 2005, of record in Instrument No. 20051220-0152288, Register's Office for Davidson County, Tennessee.

This conveyance subject to Restrictive Covenants of record in Book 3407, page 195, and such easements and setback lines of record in Plat Book 3106, page 123, said Register's Office.

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 30 feet of Lot No. 6 on the Plan of Lori Heights, as of record in Book 3106, Page 123, said Register's Office, described as follows, according to a survey by Hal R. Swann, Jr dated April 14, 1981.

Beginning at the northwesterly corner of Lot No. 5 and running back along the lot line 187.12 feet to a point; thence along a broken line across the rear, 28 feet, more or less to a point; thence northerly 182 feet, more or less to the southerly margin of Lydia Drive; thence along said Lydia Drive 30 feet to the point of beginning.

Being the same property conveyed to Unile Hollis from Barbara J. Caylor, a widow by Warranty Deed dated August 20, 1981, and recorded August 21, 1981 in Book 5785, page 557, Register's Office for Davidson County.

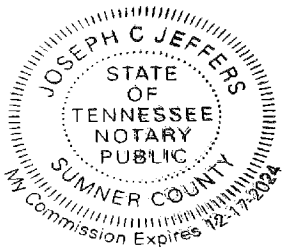
This conveyance subject to Restrictive Covenants of record in Book 3407, page 195, and such easements and setback lines of record in Plat Book 3106, page 123, said Register's Office.

This property consists of two Lots registered under one parcel number with the Davidson County, Tennessee, Property Assessor's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 903 Lydia Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real property, with all its appurtenances, to the said Grantee, their heirs, assigns, and successors, forever with full power to sell, lease, transfer, convey, or otherwise deal with said real property. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Administrator/Grantor only, do covenant with the said Grantee, that I, as the Administrator/Grantor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.



ESTATE OF FREEMAN HOLLIS

By: for estate of Freeman Hollis

TIMOTHY HOLLIS, Administrator/Grantor

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY HOLLIS, Administrator of the Estate of Freeman Hollis, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 14th day of December 2021.

NOTARY PUBLIC

My Commission Expires: 12-17-24

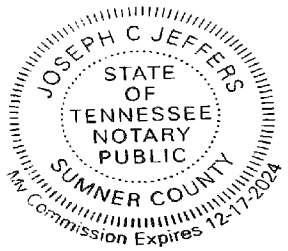
TIMOTHY HOLLIS, Individually and as an Heir to the Estate of Freeman Hollis

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY HOLLIS, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 14th day of December 2021.

NOTARY PUBLIC



My Commission Expires: 12-17-24

as administrator of Estate of Nathan Hollis

JAMES W. COBB, as Administrator of the Estate of Nathan Hollis

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. COBB, Administrator of the Estate of Nathan Hollis, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 14th day of December 2021.

NOTARY PUBLIC

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

My Commission Expires: 12-17-24

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

April 30, 2021

Christie White
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075

RE: Hollis, Freeman Hardin Date of Death: 1/27/2021 SSN: xxx-xx-8388
Our File Number: 30839

Christie White:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release or payoff for a trust, please send a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

TennCare RFR Processing Unit

EFILED 09/13/21 02:32 PM CASE NO. 21P407 Richard R. Rooker, Clerk

#9

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

IN THE MATTER OF:	)	
	)	
THE ESTATE OF	)	**Docket No. 21P407**
	)	**NOTICE OF ENTRY REQUESTED**
FREEMAN HOLLIS,	)	
Deceased.	)	

ORDER

BE IT REMEMBERED, this 25th day of August 2021, before the Honorable Judge Randall Kennedy, pursuant to a *Petition to Sell Real Property* and *Motion to Approve Real Estate Purchase Contract*, filed with this Court, this Court finds that Freeman Hollis (hereinafter "Decedent") died on January 27, 2021, in Davidson County, Tennessee, leaving an Intestate Estate. Timothy Hollis, Court appointed Administrator of the Estate and Petitioner, has Petitioned this Court to Sell Real Property solely owned by the Decedent at the time of his death. The heirs at law have also provided consent affidavits approving this action. Additionally, Administrator has requested that the Court approve a Purchase and Sale Agreement, which is for a purchase price of $250,000.00, which is fair market value, and which has been presented to this Court for approval. The Court is also asked to approve the heirs' agreement that one-third (1/3) of the listed purchase price is to go to Joseph Hollis for his Estate inheritance. Of the purchase price amount, Joseph Hollis is only required to pay into the Estate for distribution to the other two heirs at law, a total amount of $167,000.00 which is two-thirds (2/3) of the listed purchase price. Any mortgage or loan that Joseph Hollis obtains should satisfy this obligation and any deficiency to satisfy this two-thirds (2/3) buyout shall be paid by Joseph Hollis personally or shall be paid out of Estate funds that would be

distributed to Joseph Hollis as his inheritance. The subject property address is 903 Lydia Drive, Antioch, Tennessee, 37013. It is the opinion of this Court that this agreement, the Petition to Sell Real Property, and the Motion to Approve Real Estate Purchase Contract are Well Taken and shall be approved.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that Timothy Hollis Administrator of the Estate of Freeman Hollis, is hereby authorized sell the real property located at 903 Lydia Drive, Antioch, Tennessee, 37013 to Joseph Hollis.

It is further **ORDERED, ADJUDGED AND DECREED** that the Purchase and Sale Agreement signed on August 13, 2021, to sell the subject property for $250,000.00, which is fair market value, is approved.

It is further **ORDERED, ADJUDGED AND DECREED** that the heirs' agreement for this sale is approved. Namely, this Court approves the agreement that one-third (1/3) of the listed purchase price of $250,000.00 is to go to Joseph Hollis for his Estate inheritance. Of the purchase price amount, Joseph Hollis is only required to pay into the Estate for distribution to the other two heirs at law, a total amount of $167,000.00, which is two-thirds (2/3) of the listed purchase price. Any mortgage or loan that Joseph Hollis obtains should satisfy this obligation of $167,000.00, and any deficiency to satisfy this two-thirds (2/3) buyout shall be paid by Joseph Hollis personally or shall be paid out of Estate funds that would be distributed to Joseph Hollis as his inheritance.

It is further **ORDERED, ADJUDGED AND DECREED** that any expenses incurred for the sale of the real property be paid at time of closing by Joseph Hollis.

IT IS SO ORDERED

JUDGE RANDY KENNEDY

APPROVED FOR ENTRY BY:

/S/ James W. Cobb
JAMES W. COBB, BPR #33248
CHRISTIE E. WHITE, BPR #036977
COBB LAW GROUP, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
P: 615-649-0049 | F: 615-649-0088
james@cobblawtn.com
christie@cobblawtn.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing proposed Order was sent by U.S. mail, postage pre-paid to the following persons on this 3rd day of September 2021:

Timothy Hollis
7571 Cherokee Hills Rd.
Fairview, TN 37062
Petitioner

Nathan Hollis
601 Boyd Mill Ave., K9
Franklin, TN 37064

Joseph Hollis
200 37th Ave. N.
Nashville, TN 37209

/S/ James W. Cobb
JAMES W. COBB

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 12/14/2021 (date of document).

Affiant Signature

12/20/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

