Karen Johnson Davidson County
Batch# 798593 DEEDWARR
02/01/2022 02:55:02 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20220201-0011750

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: |
|---|---|---|
| Umang Patel<br>4048 Kings Lane<br>Nashville, TN 37218 | NEW OWNER | 058-15-0-188.00 |

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Marvetta B. Haynes,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1515** unto the Grantee, **Umang Patel, a married man,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Marvetta B. Haynes,** described as follows:

Being Lot No. 96 on the Plat of Gold Key Addition, Section 1 of record in Plat Book 4675, page 14-15, Register's Office for said County described as follows:

Beginning at a point in the Easterly margin of Shady Dale Road; being the common corners of Lots 95 and 96; thence with the Line Between said lots in an Easterly direction 171.81 feet to a point; thence in a Southerly direction 150.02 feet to a concrete monument in the Northerly margin of Kings Lane; thence with said lane in a Westerly direction 149.60 feet to a concrete monument in the beginning of a curve to the right, having a radius of 25.0 feet; thence around Said curve 39.27 feet to a concrete monument in the Easterly margin of Shady Dale Road, thence with said Road in a Northerly direction 125.0 feet to a point.

Being the same property conveyed to James E. Haynes and wife, Marvetta B. Haynes by Warranty Deed from Cumberland Builders, In., a Tennessee Corporation of record in Book 4777, Page 936, Register's Office for Davidson County, Tennessee, dated December 28, 1973 and recorded on January 03, 1974. Said James E. Haynes died on May 28, 1996 vesting Marvetta B Haynes as surviving tenant. Marvetta B. Haynes died testate on April 28, 2021. Peggy D. Mathes, Administrator of the Estate of Marvetta B. Haynes, was granted the authority to convey said property by the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-1515.

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 4675, pages 14 and 15; Book 4734, Page 761; Book 7542, Page 362; Book 7366, Page 906; 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 4048 Kings Lane, Nashville, TN 37218.

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 Marvetta B. Haynes,** 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 28th day of January, 2022.

Estate of Marvetta B. Haynes

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2022, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Marvetta B. Haynes** 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 Marvetta B. Haynes,** 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 28th day of January, 2022.

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 $365,000.00.

Affiant

Subscribed and sworn to before me this 28th day of January, 2022.

Notary Public

My Commission Expires:

07/09/24

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