Karen Johnson Davidson County
Batch# 816065 DEEDWARR
03/04/2022 01:57:24 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20220304-0025141

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: Mohammad Anwar
5549 Oak Chase Dr.
Antioch, TN 37013

SEND TAX BILLS TO: NEW OWNER

MAP/PARCEL NO: 149-04-0-175.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Thomas A. Allen,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1565** unto the Grantee, **Mohammad Anwar,** married, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Thomas A. Allen,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 528 on the Plan of Section Seven, Edge-O-Lake Estates as of record in Plat Book 3700, Page 79, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas A. Allen, a married person by Warranty Deed from Richard Wayne Jackson and wife, Jane B. Jackson of record in Instrument No. 20050726-0086939 Register's Office for Davidson County, Tennessee, dated July, 22, 2005 and recorded on July 26, 2005.

The said Thomas A. Allen died July 10, 2021, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 21P-1565. Peggy D. Mathes, Administrator of the Estate of Thomas A. Allen, was granted the authority to convey said Order of Administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-1565.

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(s) 3700, Page 79; Book 4042, Page 720; 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 2631 Willowbranch Drive, Nashville, TN 37217.

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 Thomas A. Allen,** 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 24 day of February, 2022.

Estate of Thomas A. Allen

Peggy D. Mathes, Ddm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of February, 2022, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Thomas A. Allen** 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 Thomas A. Allen**, 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 24 day of February, 2022.

My commission expires:

Notary Public

RAUL 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 $308,000.00.

Affiant

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

Notary Public

My Commission Expires: 07/09/24

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