Karen Johnson Davidson County
Batch# 825709 DEEDWARR
03/21/2022 02:03:38 PM 2 pgs
Fees: $13.00 Taxes: $916.64
20220321-0032318

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:
TBKID, LLC
105 Westpark Dr., Ste. 190
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
084 11 0 171.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Robert W. Cummings,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-90** unto the Grantee, **TBKID, 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 **Robert W. Cummings,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 218 on the map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 218 fronts 70 feet on the North side of Modena Drive and extends back between parallel lines 150 feet to a dead line in the rear whereon it measures 70 feet.

Being the same property conveyed to Robert W. Cummings and wife, Martha V. Cummings, by Warranty Deed from Ashpern Eugene Harding and wife, Patricia Ann Harding, of record in Book 4689, Page 84, in the Register's Office for Davidson County, Tennessee, dated February 16, 1973 and recorded on March 15, 1973. The said Martha V. Cummings died on April 27, 2011, leaving Robert W. Cummings as surviving tenant. Robert W. Cummings then passed away on September 27, 2020, probate filed in Case No. 21P90, in the Register's Office of Davidson County.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplecrest a Subdivision of C.R. Quarles Lands, as recorded in Plat Book 1835, Page(s) 27-28.;
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 2304 Modena Dr., Nashville, TN 37214.

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 Robert W. Cummings,** 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 14 day of March, 2022.

Estate of Robert W. Cummings

Peggy D. Mathes, Admr

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of March, 2022, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Robert W. Cummings** 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 Robert W. Cummings**, 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 14 day of March, 2022.

My commission expires:

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $247,740.00.

Affiant

Subscribed and sworn to before me this 14 day of March, 2022.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY