Karen Johnson Davidson County
Batch# 825729 DEEDWARR
03/21/2022 02:34:44 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220321-0032347

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:
Magnetic Homes LLC 8322 Pineville Matthew Rd Ste 602-1043 Nashville, TN 37229	NEW OWNER	083-05-0-062.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Aller Porter Davis,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P1617** unto the Grantee, **Magnetic Homes, LLC, an Arizona 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 **Aller Porter Davis,** described as follows:

Land in Davidson County, Tennessee, being the easterly 37-1/2 feet of the southerly 150 feet of Lot No. 58 and the westerly 25 feet of the southerly 150 feet of Lot No. 59 on the plan of Startton and Seymours Addition to Edgefield, of record in Book 57, page 23, said Register's Office, described as follows:

Beginning on the Northerly margin of Chicamauga Avenue or street, 37.5 feet West of the corner of Lots Nos. 58 and 59; being the Sortheasterly corner of the property conveyed to E. L Brooks and wife by deed from L. A. Morrisay and wife, of record in Book 641, Page 196, said Register's office; thence with their Easterly line Northwardly 150 feet to the Southerly margin of a proposed alley; thence with the Southerly margin of said alley, Eastwardly 62.5 feet to a point 25 feet East of the line between said Lots Nos, 58 and 59; thence Soutwardly and parallel with the line between said two lots 150feet to the Northerly margin of Chicamauga Avenue or street; thence with the Northerly margin of said Avenue or street Westerly 62.5 feet to the Point of beginning.

Being the same property conveyed to Aller Porter Davis by Warranty Deed from Sam Ward, Jr, unmarried of record in Book 9371, page 808, Register's Office for Davidson County, Tennessee, dated February 02, 1994 and recorded on June 07, 1994. Peggy D. Mathes, Administrator of the Estate of Aller Porter Davis, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P1617.

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) Book 57, Page 23, 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 1015 Chicamauga Ave, Nashville, TN 37206.

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 Aller Porter Davis,** 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 Aller Porter Davis

Peggy D. Mathes, Adm

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 Aller Porter Davis** 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 Aller Porter Davis**, 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

Kate Nyquist

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

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

Dana Delworth

Notary Public

My Commission Expires: 07/09/24

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