Karen Johnson Davidson County
Batch# 846334 DEEDWARR
04/27/2022 11:56:09 AM 2 pgs
Fees: $13.00 Taxes: $630.85
20220427-0048618

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:
Team 9 Real Estate Solutions, LLC 100 Hodge St Smyrna, TN 37167	NEW OWNER	043-06-0-065.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Rosemary Dianne Forbes,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 19P1332** unto the Grantee, **Team 9 Real Estate Solutions, 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 **Rosemary Dianne Forbes,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 137 fronts 66.0 feet on the Easterly side of Singer Drive and extends back between line 120.8 feet on the Northerly side and 125.8 feet on the Southerly side, measuring 97.05 feet thereon.

Being the same property conveyed to Rosemary Dianne Forbes, Unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing Urban Development, of Washington, D.C of record in Instrument No. 20100311-0018638 Register's Office for Davidson County, Tennessee, dated March 09, 2010 and recorded on March 11, 2010.

Rosemary Dianne Forbes died August 19, 2020. Her estate being administered through Davidson County Probate Court, Docket 21P-1101. Peggy D. Mathes, Administrator of the Estate of Rosemary Dianne Forbes, was granted the authority to convey said property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-1101.

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 3106, page 141; Book 3459, page 406 and Book 3460, page 337, 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 308 Singer 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, 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 Rosemary Dianne Forbes,** 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 21 day of April, 2022.

Estate of Rosemary Dianne Forbes

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of April, 2022, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Rosemary Dianne Forbes** 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 Rosemary Dianne Forbes**, 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 21 day of April, 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 $170,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2022.

Notary Public

My Commission Expires:

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