Karen Johnson Davidson County
Batch# 853931 DEEDWARR
05/12/2022 08:34:34 AM 2 pgs
Fees: $13.00 Taxes: $752.95
20220512-0054343

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:
Infusion Properties LLC PO Box 23096 Nashville, TN 37202	NEW OWNER	082-06-0-056.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Lizzie R. Williams, as to a 50% interest,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-852** unto the Grantee, **Infusion Properties 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 **Lizzie R. Williams and Vince E. Hersey,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Nashville Housing Authority Subdivision, Number One of record in Plat Book 3700, Page 42, 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. 3 fronts 55.0 feet on westerly margin of Joseph Avenue and runs back between parallel lines measuring 145.0 feet on each line to a dead line in the rear measuring 55.0 feet thereon.

Being the same property conveyed to Lizzie R. Williams and Vince E. Hersey by Warranty Deed from Ruth Ellen Blakely, a widow of record in Book 7000, page 635, Register's Office for Davidson County, Tennessee, dated September 30, 1986 and recorded on October 06, 1986.

Lizzie R. Williams died intestate on August 2, 2020 and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No 21P-852. Peggy Mathes was appointed as Administrator by Letters of Administration. This instrument is being executed and recorded simultaneously with Warranty Deed from Vince E. Hersey, as to his 50% interest.

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 3700, page 42, said Register's Office.; Book 3368, Page 23 and amended in Book 3994 and Page 934, in the 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 708 Joseph Avenue, Nashville, TN 37207.

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 Lizzie R. Williams,** 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 6th day of May, 2022.

Estate of Lizzie R. Williams

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2022, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Lizzie R. Williams** 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 Lizzie R. Williams**, 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 6th day of May, 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 $203,500.00.

Affiant

Subscribed and sworn to before me this 6th day of May, 2022.

Notary Public

My Commission Expires:
7/9/24

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