Karen Johnson Davidson County
Batch# 876971 DEEDWARR
06/24/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,892.92
20220624-0072105

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212

Administrator's Deed

ADDRESS OF NEW OWNER:
Remedan O. Weraka
and Sitra Aman
5705 Sonoma Trace
Nashville TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
173-04-0A-318.00-CO

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Terry P. Wallace,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 21P-1541** unto the Grantee, **Remedan O. Weraka and Sitra Aman, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Terry Wallace aka Terry P. Wallace,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry Wallace and wife, Marilyn J. Wallace by Warranty Deed from S and Y Construction Inc., a Tennessee Corporation of record in Instrument No. 20050901-0104977 Register's Office for Davidson County, Tennessee, dated August 24, 2005 and recorded on September 01, 2005.

Being the same property conveyed to Terry Wallace by Quitclaim Deed from Marilyn J. Wallace of record in Instrument No. 20130124-0007958 Register's Office for Davidson County, Tennessee, dated January 24, 2013 and recorded on January 24, 2013. The said Terry P. Wallace having since died on June 17, 2021 and by Order entered October 5, 2021 Peggy D. Mathes was appointed as Administrator of the estate of the Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 21P-1541).

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) at Instrument No. 20040128-00106610; Book 6900, Page 431; Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503,Instrument Number 20000428-0042354 and Instrument Number 20020725-089131; Book 8765, Page 90; Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758; Book 7189, Page 379, ; Book 1318, Page 518; Book 7748, Pages 408, 412, 448, 453 and Book 7893, page 334; Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206; Instrument Number 20000425-0041127, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438; 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: 5705 Sonoma Trace, Nashville, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his 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 Terry P. Wallace,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 3 day of June, 2022.

Estate of Terry P. Wallace

Peggy D Mathes, Adm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of June, 2022, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Terry P. Wallace,** 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 Terry P. Wallace,** 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 3 day of June, 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 $511,599.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2022.

Notary Public

My Commission Expires:

3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/3/22 (date of document).

Affiant Signature

6/17/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
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