Karen Johnson Davidson County
Batch# 895961 DEEDQC
07/29/2022 11:28:26 AM 5 pgs
Fees: $28.00 Taxes: $795.50
20220729-0086596

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
Cornerstone Investments Inc
718 Thompson Lane Ste 108
Nashville, TN 37204

SEND TAX BILL TO:
**SAME AS OWNER**

MORTGAGEE
Same

MAP 142
GROUP 01 0A
PARCEL 005.00 CO

## ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, **A. Michelle Poss, Administrator for the estate of The Estate of Janie Evangeline Murphree, Davidson County Probate Docket Case Number 22P-266**, pursuant to LETTERS OF ADMINISTRATION, issued on May 17, 2022 and recorded in THE OFFICE OF THE CLERK OF THE PROBATE COURT in Davidson County **PROBATE CASE NO. 22P-266**, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Public Administrator as Administrator do hereby devise, release, grant, bargain, sell, convey and forever convey and quitclaim to **Cornerstone Investments, Inc., a Tennessee Corporation**, and it's heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Unit No. A-5, together with the Carport designated No. A-5-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

The previous and last instrument and prior title is a deed, being the same property conveyed to Janie E. Murphree by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, dated April 28, 1972 and filed of record May 1, 1972 in Book 4597, Page 648, Register's Office for Davidson County, Tennessee.

**WE, WADE THWEATT, JOHN G. MURPHREE AND EMILY MARIE PARMAN, HEREINAFTER CALLED THE LAWFUL HEIRS, DO HEREBY JOIN AND QUITCLAIM , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRANTEE ANY RIGHTS OR CLAIMS WE MAY HAVE AS HEIRS OR BY OPERATION OF LAW:**

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of River Plantation Condominiums, of record in Book 4460, Page 59, said Register's Office.
3. Master Deed of record, Book 4562, Page 474, and amended in Instrument Nos. 20051020-0126564 and 20140219-0014288, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 8207 Sawyer Brown Road A-5, Nashville, Tennessee 37221.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cornerstone Investments, Inc., a Tennessee Corporation, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 22 day of July, 2022.

The Estate of Janie Evangeline Murphree, Deceased Docket Case No 22P-266, Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville-Davidson County Probate Division.

BY: A. Michelle Poss, Administrator

A. Michelle Poss, Administrator

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **A. Michelle Poss,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Administrator** of **The Estate of Janie Evangeline Murphree,** the within named bargainor, , and that she as such Administrator, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name as such, she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July 2022.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand and official seal at office this 22nd day of July 2022.

Wade Thweatt

STATE OF IL

COUNTY OF Champaign

Personally appeared before me, **Wade Thweat**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July 2022.

NOTARY PUBLIC

KAYLA CAIN
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
September 17, 2024

My Commission Expires: 9/17/24

WITNESS my hand and official seal at office this _____ day of July 2022.

John G. Murphree

STATE OF _____

COUNTY OF _____

Personally appeared before me, **John G. Murphree**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of July, 2022.

NOTARY PUBLIC

My Commission Expires:

WITNESS my hand and official seal at office this _____ day of July 2022.

_____
Wade Thweatt

STATE OF_____

COUNTY OF_____

Personally appeared before me, **Wade Thweat**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of July 2022.

_____
NOTARY PUBLIC

My Commission Expires:

WITNESS my hand and official seal at office this 22 day of July 2022.

_____
John G. Murphree

STATE OF Kentucky

COUNTY OF Boone

Personally appeared before me, **John G. Murphree**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires:

MELISSA J FREKING
Notary Public-State at Large
KENTUCKY - Notary ID #KYNP38961
My Commission Expires 11-19-2025

MELISSA J FREKING NOTARY PUBLIC STATE AT LARGE KENTUCKY

WITNESS my hand and official seal at office this 22nd day of July 2022.

Emily Marie Parman

Emily Marie Parman

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, **Emily Marie Parman** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July 2022.

NOTARY PUBLIC

My Commission Expires: May 09, 2023

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July 2022.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY