Karen Johnson Davidson County
Batch# 928656 DEEDWARR
10/12/2022 11:15:51 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20221012-0111860

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:
Invest Holdings, LLC
728 Crestmark Drive
Mount Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
093-11-0-214.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Ora Eads,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-497** unto the Grantee, **Invest Holdings, 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 **Ora Eads,** described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the map of subdivision of Lot No. 50 on the University Plan of Lots, as of record in Book 57, page 54, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 80 feet on the easterly side of Academy Place, formerly Asylum Street, and run back between parallel lines, with the northerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Ora W. Eads, Jr, a single man by Warranty deed from John T. Cox, Sr and wife, Betty Cox of record in Book 5186, page 637, Register's Office for Davidson County, Tennessee, dated August 08, 1977 and recorded on August 22, 1977.

The said Ora W. Eads became deceased on January 10, 2018. The said property having been placed under the control of Peggy Mathes, as Administrator of the Estate of Ora W. Eads, per Court Order of record in Docket Number 18P-497 in The Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:

a) Taxes for the year 2023, a lien not yet due and payable
b) Subject to all matters shown on the Plan of record in Plat Book 57, Page 54, Register's Office Davidson County, Tennessee.
c) Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 16 Academy Pl, Nashville, TN 37210.

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 Ora Eads** 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 7 day of October, 2022.

ESTATE OF ORA EADS

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of ~~September~~ October, 2022, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Ora Eads,** 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 Ora Eads**, 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 7 day of October, 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 $1,600,000.00.

Affiant

Subscribed and sworn to before me this 7 day of October, 2022.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024