Karen Johnson
Batch # 1111901
03/18/2024 08:57:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20240318-0018343

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055

# ADMINISTRATOR'S DEED

FOR AND IN CONSIDERATION of the fulfillment of the terms and provisions of a Lease Purchase Agreement of record in Instrument No. 20191024-0109343, in the Register's Office of Davidson County, Tennessee, receipt of which is hereby acknowledged; I, MICHAEL LIVINGSTON, Administrator of the Estate of TAMMY JOHNSON, deceased, have bargained and sold, and by these presents do transfer and convey unto MIGHTY HEARTS HOMECARE, INC., a Tennessee Corporation, its successor and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee being Lot No. 155 on the plan of Benedict Land Companies Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 155 fronts 50-feet on the westerly side of Meridian Street and extends back between parallel lines 173.5 feet to an alley.
>
> Being the same property conveyed to Tammy Lynn Spann Johnson by Executor's Quitclaim Deed from Donna Joyce Wood, Executor of the Estate of Bobby E. Spann, dated November 13, 2015, of record in Instrument No. 20151117-0116533, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MIGHTY HEARTS HOMECARE, INC., its successors and assigns, forever. And I do covenant with the said MIGHTY HEARTS HOMECARE, INC. that as such Administrator I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my successors and representatives, that as such Administrator, but not further or otherwise, I will warrant and forever defend the title to said land to the said MIGHTY HEARTS HOMECARE, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND** this 28th day of April, 2021.

ESTATE OF TAMMY JOHNSON

BY: _____
MICHAEL LIVINGSTON, Administrator

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MICHAEL LIVINGSTON, Administrator of the Estate of TAMMY JOHNSON, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of April, 2021.

NOTARY PUBLIC

SYDNEY A. FRANKLIN MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 01/22/2025 COUNTY OF DICKSON

My Commission Expires: 01/22/25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 , this being a transfer incident to the distribution of the estate of TAMMY JOHNSON.

Affiant

Sworn to and subscribed to before me this 28th day of April, 2021.

Notary Public

SYDNEY A. FRANKLIN MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 01/22/2025 COUNTY OF DICKSON

My Commission Expires: 01/22/25

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**Map & Parcel:**
**082 03 0 251.00**

**ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:**
**MIGHTY HEARTS HOMECARE, INC.**
1116 Meridian Street
Nashville TN 37207