Karen Johnson Davidson County
Batch# 1303619 DEEDWARR
07/30/2025 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250730-0060243

ADMINISTRATOR'S DEED

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TN
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Joanna Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marissa Foresta	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	033-03-0B-100.00-CO
122 Ivy Hill Ln. (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GREGORY LIBERTY, ADMINISTRATOR OF THE ESTATE OF ANNA LIBERTY, DOCKET NO 24P1744 PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE**, ACTING AS ADMINISTRATOR UNDER AND BY VIRTUE OF THE POWER AND AUTHORITY EVIDENCED BY LETTERS OF ADMINISTRATION ISSUED DATED SEPTEMBER 4, 2024, APPOINTING GRANTOR AS ADMINISTRATOR, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARISSA FORESTA and CHRISTOPHER SCHINLER, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, 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 Anna Liberty and Anjelette Liberty, both unmarried as joint tenants, by Warranty Deed from Melissa Jane Inkenbrandt and Linda Liggins, Tenants in Common with right of Survivorship, of record in Instrument No. 20161020-0111002 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 20, 2016 and Notary Affidavit of record in Instrument No. 20170109-0002368.

Being the same property conveyed to Anna Liberty, unmarried, by Quitclaim Deed from Angelette Liberty, Unmarried, of record in Instrument No. 20180815-0080986 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 15, 2018. Anna Liberty died intestate on or about May 30, 2024. Said Property is being sold pursuant to Order Approving the Sale at Docket No 24P1744.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved ___ improved x property, known as 122 Ivy Hill Lane Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 this 28th day of July, 20 25.

Gregory Liberty, Administrator of the Estate of Anna Liberty

By: Gregory Liberty, Administrator

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gregory Liberty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of Anna Liberty., the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Administrator.

WITNESS my hand and official seal at office this 28th day of July, 20 25.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 28, 2025.

J. Carlton Drumwright

July 28, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 28, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY