Karen Johnson Davidson County
Batch # 1402246 DEEDQC
04/06/2026 02:46:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260406-0027493

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Anthony Weatherford 4928 Raywood Lane Nashville, TN 37211	Same	091-12-0-241

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

ADMINSTRATORS DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Anthony Weatherford and Lesa Perry as Co Administrators of the Estate of Tara Kelley, ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Anthony Weatherford ("Grantee"), and his successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land situated in Davidson County, Tennessee, Being Lots No. 1 and No. 2 on the Plan of the Subdivision of the land of Mrs. Mary Harwell, which Subdivision is not of record, described as follows:

Beginning at the northwest corner of 40th Avenue, North, formerly Clifton Avenue, and Delaware Avenue, formerly Correy Street; thence northerly with the westerly margin of 40th Avenue, North, one hundred (100) feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with said line in a westerly direction, parallel to Delaware Avenue, two hundred (200) feet to the east margin of a 25 foot alley; thence with the east margin of said Avenue in a southerly direction, parallel to 40th Avenue, North, one hundred (100) feet to the northerly margin of Delaware Avenue; thence with the margin of the same easterly two hundred (200) feet to the beginning.

Less and except the property described in Warranty Deed 20141209-0112652 being more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being part of Lot No. 1 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part ofLot No. 12 on the Map ofthe Town of Clifton described as follows:

Beginning at a point 100 feet west from the northwest corner of 40th Avenue North, formerly Clifton and Delaware, formerly Correy Street; thence wesrwardly 100 feet on the north margin of said Delaware to the easterly margin of an alley; thence northwardly along the east boundary of said Alley 50 feet to the intersection of Lot No. 2 of said plan; thence eastwardly 100 feet on said boundary line to a point; thence southwardly 50 feet to the beginning.

TRACT 2:
Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being all of Lot No. 2 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning on the westerly margin of 40th Avenue Nonh, formerly Clifton at a point 50 feet north of the northerly margin of Delaware Avenue, said point being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly and parallel with the northerly margin of Delaware Avenue, 200 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 200 feet to the westerly margin of 40th Avenue North; thence with said avenue southwardly 50 feet to the beginning.

Being the same property conveyed to Tara N. Kelley by Warranty Deed from Best Built Construction, Inc., a Tennessee Corporation, dated June 10, 2020, and filed June 11, 2020 in instrument number 20200611-0059899, Register's Office for Davidson County, Tennessee. Tara N. Kelley died intestate and probate occurred in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Case No. 25P682. The Co-Administrators were Anthony Weatherford and Lesa Perry.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 601 40th Avenue North, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantors have executed this Administrators' Deed as of the 3 day of April, 2026.

Anthony Weatherford, Co Administrator of the Estate of Tara Kelley

Lesa Perry, Co Administrator of the Estate of Tara Kelley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Anthony Weatherford and Lesa Perry, as Co Administrators of the Estate of Tara Kelley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 31 day of ~~March~~ April, 2026.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-27

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Anthony Weatherford, Administrator

Sworn and subscribed to before me this 3rd day of April, 2016.

Notary Public

My Commission Expires: 6-27-27

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON