NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Javier Divorato 43-42 45th Street, 6H Sunnyside, NY 11104	Joseph L. Lackey, Jr. 40 Burton Hills Blvd., Suite 200 Nashville, TN 37215
Map and Parcel No.	06902003800

Conservator's Quitclaim Deed

KNOW all persons by these presents that PATRICIA DOUGLAS was appointed Successor Conservator for her mother, DAHLIA B. PARKER, by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in Docket No. 13P623 and further, on the 8th day of March 2017 was authorized to sell the property at 4329 Enchanted Circle, Nashville, Tennessee 37218 to Javier Divorato.

THEREFORE, for One Dollar and no/100 ($1.00) consideration, cash in hand paid, and other good and valuable consideration receipt of which is hereby acknowledged and pursuant to the Order of the Court, Patricia Douglas, Substitute Conservator for Dahlia B. Parker, hereby releases, remises and quitclaims unto Javier Divorato all of the right, title and interest of the Ward, Dahlia B. Parker, in and to a certain tract or parcel of land in Davidson County, Tennessee described more particularly as follows:

Lot 73 on the plan of Enchanted Hills Section II as shown on plat of record in Plat Book 3700, Page 27, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 73 fronts 107.00 feet on the southwesterly margin of Enchanted Circle and runs back between lines, the northwesterly line being 262.5 feet and the southeasterly line being a broken line and measuring 297.39 feet to a broken line in the rear-measuring 182.90 feet thereon.

Being the same property conveyed to Leslie Parker and wife Dahlia Parker by Quit Claim Deed dated August 12, 1988 from Ted Legarde and wife Sharon Legarde of record in Book 7625, Page 624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Leslie M. Parker and/or Dahlia B. Parker Revocable Living Trust by Quit Claim Deed dated November 23, 2002 from Leslie M. Parker and Dahlia B. Parker of record at Instrument No. 20091221-0115539, Register's Office for Davidson County, Tennessee.

This property is being sold "As Is".

Leslie M. Parker is now deceased having died in Davidson County, Tennessee on the 14th day of October 2010. Dahlia B. Parker is not competent to manage her affairs, her daughter Patricia Douglas is her Successor Conservator with Power to Sell.

WITNESS our hands this, the 12th day of May, 2017.

BILL GARRETT, Davidson County
Trans:T20170044055 DEEDQC
Recvd: 05/24/17 10:03 3 pgs
Fees:17.00 Taxes:0.00
20170524-0051527

Patricia Douglas, Successor Conservator
for Dahlia B. Parker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICA DOUGLAS, Successor Conservator for DAHLIA B. PARKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained on behalf of the aforementioned Ward, Dahlia B. Parker, and with full authority to act.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 12th day of May, 2017.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$216,000.00~~ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 12th day of May, 2017.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.