QUITCLAIM DEED

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

Karen Y Johnson Davidson County
Batch# 157620 DEEDQC
11/08/2018 10:44:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20181108-0110688

THIS INSTRUMENT WAS PREPARED BY:
Upkins Law, PLLC, 424 Church Street, Suite 2000, Nashville, Tennessee 37219

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
The Estate of Sandy Tucker c/o Upkins Law, PLLC 424 Church Street, Ste 2000 Nashville, TN 37219	The Estate of Sandy Tucker c/o Upkins Law, PLLC 424 Church Street, Ste 2000 Nashville, TN 37219	~~71-5-60~~ 071 05006 1.00 ~~13DA9155~~ ~~71-6061~~ ~~13DA-9160~~

THIS INDENTURE, Made the 5th day of March 2018, between **Sandra Booker as legal Conservator to Annie Tucker**, hereinafter called Grantor, and **John Manson, as Successor Administrator to the Estate of Sandy Tucker,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of one ($1.00) dollar, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his/her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described property located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of E.T. Brown's Subdivision of parts of Lots Nos. 9 and 10 record in Plat Book 332, Page 60, 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 part of the same property conveyed to SandyGTucker III and wife Annie B. Tucker of record in Book 5164, page 936, RODC, TN. Sandra F. Booker was appointed Conservator of Annie B. Tucker by the Circuit Court of Davidson County, Tn. *
This property is commonly known as **509 Haynes Street, Nashville, Tennessee 37207** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above

*Docket No:17P172 (Exhibit A attached) ExhibitB attached is Order granting Conservator permission to execute this Quitclaim. Sandra Booker and Sandra F. Booker are one and the same person. Annie Tucker and Annie B. Tucker are one and the same person.

written.

Signed, sealed and delivered by Grantor.

Sandra Booker

Sandra Booker, Conservator to Annie B. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of March 2018, before me personally appeared, **SANDRA BOOKER**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, as Conservator to Annie B. Tucker, with the authority to do so.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March 2018.

Notary Public
My Commission Expires: 2/4/2019

ASHLEY L. UPKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1.00

AFFIANT, Dtrayce Sawyers

Subscribed and sworn to before me on this 5th day of March, 2018.

Notary Public
My Commission Expires: 2/4/2019

ASHLEY L. UPKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Copy

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

Exhibit A

LETTERS OF CONSERVATORSHIP

IN RE: **ANNIE B. TUCKER** DOCKET NO: **17P172**

TO: **SANDRA F. BOOKER**

*IT APPEARING to the Court that **ANNIE B. TUCKER** is in need of the appointment of a Fiduciary to manage his/her affairs and you having qualified according to law, and the Court having appointed you as Conservator(s) and having ordered that Letters issue in accordance with T.C.A. §34-1-129;*

*THEREFORE, you, **SANDRA F. BOOKER** are vested with the authority to manage the Respondent's affairs in accordance with the enumerated powers incorporated in the attached Court Order entered and dated **04.07.17**. In accordance with your appointment as Conservator(s), you are required, unless waived by Court Order, to submit an Inventory within sixty (60) days of your appointment and file an Interim Accounting within thirty (30) days after the six (6) month anniversary of your appointment. Thereafter, you are required to file Annual Accountings within sixty (60) days after each anniversary. In addition, every year following your appointment, you are required to file an Annual Status Report with the Clerk of the Court so long as the case remains open informing the Court of the whereabouts and condition of the Respondent. Further, you should adhere to the Property Management Plan approved and adopted by the Court and make the necessary increases to the Bond as required; and at the proper time, make and prepare a Final Settlement of Accounts in this matter. HEREIN FAIL NOT.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **April 11th, 2017**

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CLERK CIRCUIT COURT

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Conservatorship issued to **SANDRA F. BOOKER** in this matter and I do further certify that this person(s) is still acting as the Court-appointed Fiduciary in this matter and continues to be entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.

Copy

Exhibit B

FILED

2017 JUN -2 PM 12:59

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
CONSERVATORSHIP OF	)	
ANNIE B. TUCKER.,	)	DOCKET NO.: 17P-172
	)	
SANDRA BOOKER,	)	
Petitioner.	)	

AMENDED ORDER GRANTING SALE OF REAL PROPERTY, APPROVING SALES CONTRACT AND QUITCLAIM BY CONSERVATOR

This matter came before the Honorable Randy Kennedy, on the 24th day of May, 2017, upon the Emergency Petition for the Sale of Real Property, Approving Sales Contract and Permission to Quitclaim filed by the Petitioner, Sandra Booker ("Petitioner"). Based on the statements of counsel, the testimony of witnesses, the entire record and there being no objection by any interested parties or the Guardian ad Litem, John Kitch, the Court finds as follows:

A. That all persons entitled to notice of this proceeding have been properly notified;

B. That Annie B. Tucker's name was never removed from 509 Haynes Street, although such action should have been taken several years prior following the divorce of the parties;

C. That it is necessary for Sandra Booker, Conservator to Annie Tucker, to execute the quitclaim deed removing Annie B. Tucker's name from 509 Haynes Street;

D. That the sales price of $55,000.00 for Annie Tucker's property located at 511 Haynes Street, Nashville, Tennessee 37207, is commercially reasonable due to the condition of the property and the sales contract presented to the Court is approved; and

Copy

E. That without this sale, Annie. B. Tucker would have no money to remain in her current facility and will still not qualify for Medicare.

Based upon these findings, as well as the entire record of this cause, it is therefore **ORDERED, ADJUDGED and DECREED** as follows:

1. That Petitioner, Sandra Booker, is granted the express permission to quitclaim the property located at 509 Haynes to the estate of Sandy Tucker, solely;
2. That the sale of the real property located at 511 Haynes and the sales contract at the sales price of $55,000.00 for said property is approved;
3. That the proceeds from such sale be paid into the Probate Court Clerk's office pending further orders of this Court; and
4. That the attorney's fees and court costs associated with bringing forth this action are assessed to the Respondent, Annie B. Tucker.

ENTERED THIS THE 2 DAY OF Jan, 2017.

THE HONORABLE RANDY KENNEDY, JUDGE

SUBMITTED AND APPROVED FOR ENTRY:

Ashley L. Upkins, Esq. BRP No. 033598
UPKINS LAW, PLLC
424 Church Street, Suite 2000
Nashville, TN 37219
615-651-7451
aupkins@upkinslaw.com

Copy

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing Amended Order Granting Sale of Real Property, Approving Sales Contract and Quitclaim by Conservator has been provided to the following individuals by U.S. postal service, postage pre-paid, on this ~~24th day of May~~ 1st day of June, 2017:

Timothy Tucker

Nashville, TN 37207

Rodney Tucker

Mount Juliet, TN 37122

Nathan Tucker

Nashville, TN 37206

Cherryann T. Taylor

Nashville, TN 37207

John Kitch

Nashville, Tennessee 37219-0695

ASHLEY L. URKINS, ESQ., BPR 33598

ERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 6th day of November, 2018, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

My Commission Expires:

