Karen Johnson Davidson County
Batch# 567620 DEEDWARR
02/03/2021 03:02:30 PM 8 pgs
Fees: $43.00 Taxes: $1,128.50
20210203-0015876

WARRANTY DEED

GRAJODA-H20630

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF February, 2021.

(Affix Seal) Notary Public

My Commission Expires: 3/6/24

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maribel Grajeda, a single woman	Truist Bank	147.08-0-121.00
4932 Hopedale Drive	PO Box 79041	
Nashville, TN 37211	Baltimore, MD 21279-0041	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HELEN JOYCE PIPPIN, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARIBEL GRAJEDA , A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 128 on the Plan of Beverly Heights, Section One, as of record in Book 2331, Page 26, said Register's Office.

Said Lot No. 128 fronts 181.58 feet on the easterly side of Hopedale Drive and extends back 229.1 feet on the northerly line and 259.2 feet on the southerly line to a dead line in the rear on which it measures 153.8 feet.

Being the same property conveyed Carl A. Pippin and wife, Helen Joyce Pippin by deed from Leslie R. Jones and wife, Judy A. Jones of record in Book 5642, Page 747, recorded on 08/26/1980, Register's Office for Davidson County, Tennessee.

Carl A. Pippin having died on 11/25/2018, Helen Joyce Pippin as surviving tenant. Therese Casler having been appointed as Conservator for Helen Joyce Pippin - see attached Certified Copy of the Order Appointing Emergency Conservator and Agreed Order Approving Contract for Sale of Real Estate filed docket #20P1152, Davidson County Probate Court.

( ) unimproved
This is (X) improved property known as 4932 Hopedale Drive, Nashville, Tennessee 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 2nd day of February, 2021 :

Therese Casler, conservator for Helen Joyce Pippin

Therese Casler, Conservator for Helen Joyce Pippin

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Therese Casler, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen Joyce Pippin, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Helen Joyce Pippin for the purposes therein described.

Witness my hand and official seal at _____ County, TN this _____ day of _____, 2021.

My Commission Expires: _____
Notary Public

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese Casler, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen Joyce Pippin, and who acknowledged that he/she executed the same as the free act and deed as Conservator for Helen Joyce Pippin for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 2ND day of February, 2021.

My Commission Expires:

07/24/2024

Notary Public

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SECOND Circuit Court for Davidson County, Tennessee, on the 31 day of DECEMBER, 2020, in Docket Number 20P1152, IN RE: PIPPIN, HELEN JOYCE, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 08 day of JANUARY in the year 2021 and in the 244 year of American Independence.



RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

COPY

EFILED 12/31/20 06:45 PM CASE NO. 20P1152 Richard R. Rooker, Clerk

IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

IN THE MATTER OF HELEN JOYCE PIPPIN	)	
	)	**Docket No. 20P1152**
Respondent.	)	

AGREED ORDER APPROVING CONTRACT FOR SALE OF REAL ESTATE

It appears to the Court from the signatures below, that the Conservator of the Respondent and the Attorney ad Litem for the Respondent have agreed, subject to the approval of the Court, as follows:

1. On the 29th day of October, 2020, the Honorable Amanda McClendon, Judge of the Second Circuit Court for Davidson County, Tennessee, granted the Verified Petition to Sell Real Property ("Petition") filed by the Conservator over the person and property of Helen Joyce Pippin ("Respondent") and the Attorney ad Litem for the Respondent.
2. The Court found that the Respondent owned real property located at 4932 Hopedale Drive, Nashville, Tennessee 37211 (the "Real Property"), being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Beverly Heights, Section 1, as of record in Book 2331, page 26, said Register's Office.
> Said Lot No. 128 fronts 181.58 feet on the easterly side of Hopedale Drive and extends back 229.1 feet on the northerly line and 259.2 feet on the southerly line to a dead line in the rear on which it measures 153.8 feet.
> Being the same property conveyed to Leslie R. Jones and wife, Judy A. Jones by deed from Mozelle B. Wilburn, a widow of record in Book 4552, page 142, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Carl A. Pippin and Wife, Helen Joyce Pippin, by deed from Leslie R. Jones and Wife, Judy A. Jones, of record in Book 5642, Page 747 Register's Office for Davidson County, Tennessee.

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This improved property known as 4932 Hopedale Drive Nashville, Tennessee 37211.

3. The Court held it was in the manifest best interest of the Respondent for the Conservator to sell the Real Property by auction with Bill Colson Auction Co. in order to provide for the necessary care of the Respondent.
4. The Conservator held the auction with Bill Colson Auction Co. that resulted in a Contract for purchase of the Real Property in the amount of Three Hundred and Five Thousand Dollars ($305,000.00), subject to this Court's approval.
5. The Attorney ad Litem for the Conservator filed the Contract for Sale of Real Estate contemporaneously with this Agreed Order and the Contract is incorporated herein by reference.

It is, therefore, **ORDERED, ADJUDGED,** and **DECREED** that the Contract for Sale of Real Estate is approved in the amount of Three Hundred and Five Thousand Dollars ($305,000.00).

It is further **ORDERED, ADJUDGED,** and **DECREED** that the Conservator, Therese Casler, shall consummate the Contract for Sale of Real Estate and is granted authorization to execute any contract, instrument, and document necessary to divest all the right, title and interest, legal and equitable, in the Real Property.

It is further **ORDERED, ADJUDGED,** and **DECREED** that a bond review hearing shall be set on the 25th day of January, 2021 at 9:00 A.M. by Bridge.

It is further **ORDERED, ADJUDGED AND DECREED** that all other matters are reserved pending further order of this Court.

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IT IS SO ORDERED.

ENTERED this the 31st day of December, 2020.

AMANDA MCCLENDON, Judge

APPROVED FOR ENTRY:

HARRINGTON LAW OFFICE

C. MICHAEL ROBINSON **#35301**
Attorney Ad Litem
Temporary Office Address:
223 Carden Ave
Nashville, Tennessee 37205
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

CASLER SENIOR COMPASS, LLC

THERESE CASLER
Conservator
1517 Hunt Club Blvd. Ste. 200
Gallatin, TN 37066
Telephone: (615) 590-4224
Facsimile: (615) 824-7753

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 14th day of December, 2020, a true and exact copy of the foregoing document has been forwarded via US Mail, postage prepaid, to the following individuals: **Helen Joyce Pippin**, AHC Northside, 202 E MTCS Rd Murfreesboro 37129; and by email to Therese Casler, therese@cscompass.net.

C. MICHAEL ROBINSON

COPY

EFILED 12/31/20 06:45 PM CASE NO. 20P1152 Richard R. Rooker, Clerk

Case Title: SOUTHERN HILLS MEDICAL CENTER V PIPPIN

Case Number: 20P1152

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.