THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #M5638KK

Karen Johnson Davidson County
Batch# 578765 DEEDWARR
02/25/2021 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $481.00
20210225-0023878

FROM: GARIAN GOODEN, CONSERVATOR FOR THE WARD, JAMES O. GRIMES, JR AND BETTY A. GRIMES, INDIVIDUALLY

TO: AMANDA LEUNG,

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100--- ($10.00)---DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, GARIAN GOODEN, CONSERVATOR FOR THE WARD, JAMES O. GRIMES, JR AND BETTY A. GRIMES, INDIVIDUALLY, have bargained and sold, and by these presents, do transfer and convey unto the said AMANDA LEUNG, ----------, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being **Lot No. 5 of Block "1"** on the revised Plan of Power and Roth's Madison Park Subdivision as of record in Book 843, Page 7, Register's Office for Davidson County, TN. Said Lot No. 5 fronts 60 feet on the Southerly side of Emmit Avenue and extends back between parallel lines 200 feet to a deadline.

This being the same property conveyed to James O. Grimes, Jr. and wife, Betty A. Grimes by Warranty Deed in Lieu of Foreclosure dated March 24, 2010, from Jon Gehly and wife, Sharon Gehly recorded as instrument number 20100324-0022139 in the Register's Office of Davidson County, Tennessee. Pursuant to Order Granting Petition for Letters of Conservatorship dated November 25, 2019, Case No. Pr-2019-187 in the Probate Court of Coffee County, Alabama Enterprise Division, in the matter of James Otis Grimes, Jr., the said Garian Gooden was appointed Conservator over said Estate. See Minute Book 62, Pages 388-391, Judge of Probate's Office of Coffee County, Alabama.

Pursuant to Order Granting Petition of Conservator to Sell Real Property Belonging to the Estate of the Ward, James Otis Grimes, Jr., dated October 19, 2020, Case #PR-2019-187 in the Probate Court of Coffee County, Alabama Enterprise Division, it was ordered that Conservator Garian Gooden is authorized to sell the interest of the Ward in the real estate described above. See certified copy of said Order attached hereto as Exhibit "A".

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP AND PARCEL: 051 08 0 056.00
PROPERTY ADDRESS: 126 EMMITT AVENUE, MADISON , TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said AMANDA LEUNG, TRUSTEE OF 126 EMMITT TRUST, its successors and assigns forever. And we do covenant with the said AMANDA LEUNG, TRUSTEE OF 126 EMMITT TRUST, 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.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to AMANDA LEUNG, TRUSTEE OF 126 EMMITT TRUST, its successors and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 21 DAY OF December, 2020.

James O Grimes by [illegible] conservator
JAMES O. GRIMES, JR.

Betty A. Grimes
BETTY A. GRIMES

BY: [illegible] conservator
GARIAN GOODEN, CONSERVATOR,
PURSUANT TO AN ORDER DATED
OCTOBER 19, 2020, FILED IN THE PROBATE
COURT OF COFFEE COUNTY, ALABAMA
ENTERPRISE DIVISION, CASE NO. PR-2019-187

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Coffee

On this 21st day of December 2020, before me personally appeared GARIAN GOODEN, CONSERVATOR OF THE WARD, JAMES O. GRIMES, JR., to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Enterprise, in the State of Alabama.

SEAL

VIRGINIA A REED
NOTARY PUBLIC
My Commission Expires
07-29-2023
ALABAMA STATE AT LARGE

Virginia A. Reed
NOTARY PUBLIC
My Commission Expires: 07-29-2023

202102250023878

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Coffee

On this 21st day of December, 2020, before me personally appeared BETTY A. GRIMES, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Enterprise, in the State of Alabama.

SEAL

VIRGINIA A REED
My Commission Expires
NOTARY PUBLIC
07-29-2023
ALABAMA STATE AT LARGE

Virginia A. Reed
NOTARY PUBLIC
My Commission Expires: 07-29-2023

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $130,000.00, 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 21 day of December 2020.

SEAL

NOTARY PUBLIC
My Commission Expires: 7.5.2024

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SEND TAX BILLS TO:

Owner at owners address:
Amanda Leung
124 S. 17th St
Nashville, TN 37206

MAIL RECORDED DOCUMENT TO:

202102250023878

Exhibit A

IN THE PROBATE COURT OF COFFEE COUNTY, ALABAMA
ENTERPRISE DIVISION

IN RE: THE MATTER OF *

CASE NO: PR-2019-187

JAMES OTIS GRIMES, JR. *
(D/O/B 09/08/1939)
An incapacitated person

ORDER GRANTING PETITION OF CONSERVATOR TO SELL REAL PROPERTY BELONGING TO THE ESTATE OF THE WARD

This matter came before the Court upon the filing of a Petition of Conservator to Sell Real Property Belonging to the Estate of the Ward filed by Conservator Garian Gooden. Notice was given to all interested parties and the Court held a hearing on the 19th day of October, 2020, where evidence and testimony was presented. The Ward was not present but was represented by Guardian *Ad Litem* the Honorable David M. White, attorney at law. It appearing to the Court from the pleadings and the evidence presented in this cause that it is proper to grant said Petition. It is, therefore,

ORDERED, ADJUDGED, and DECREED by the Court that:

1. The Petition and requested relief are in the best interest of the Ward, James Otis Grimes, Jr.;
2. That the Conservator, Garian Gooden, is authorized to sell the interest of the Ward in real property located at 126 Emmitt Avenue, Madison, Tennessee 37115, and execute any necessary documents to effectuate the sale of same, including, but not limited to, a deed, any closing disclosures, and any additional closing documentation.
3. That following the sale of the real property, the Conservator is authorized to deposit the proceeds of said sale into the banking account established for the benefit of the Ward;
4. That the Conservator is authorized to pay any debts justly owed by the Ward out of the proceeds of said sale; and
5. The Conservator is to pay a fee of $ 500.00 to the Guardian *Ad Litem*, Hon. David M. White, for his services in this matter.

Any additional relief requested by any interested party is hereby denied.

Done and Ordered on this the 19th day of October, 2020.

JODEE R. THOMPSON
Probate Judge
Coffee County, Alabama

CERTIFIED TO BE A TRUE COPY
ATTEST Jodee R Thompson
JUDGE OF PROBATE
Probate Court, Coffee Co., AL

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022