Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1294TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of March, 2021.

Notary Public
Commission Expiration: 3-28-25

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Karen Johnson Davidson County
Batch# 592529 DEEDWARR
03/16/2021 10:27:38 AM 6 pgs
Fees: $33.00 Taxes: $1,054.50
20210316-0034547

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
2313 Castlewood Drive, LLC 2313 Castlewood Drive Nashville, TN 37214	2313 Castlewood Drive, LLC 233 Grassy Glen Dr. Gallatin, TN 37066	084-15-0-071.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mike J. Urquhart, Conservator over the Property of Ann C. McRedmond**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2313 Castlewood Drive, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 2313 Castlewood Drive, Nashville, TN 37214, County of Davidson

Being Lot No. 69 on the Plan of Section II, Castlewood Estates, of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 100 feet on the south side of Castlewood Drive and runs back between lines 178 feet on the west line and 222.1 feet on the east line, to a dead line in the rear, on which it measures 107 feet.

Being the same property conveyed to Ann C. McRedmond by Deed from Anthony Spencer, married, dated 12/17/1998 and recorded 12/31/1998 in Book 11276, Page 664, Register's Office for Davidson County, Tennessee. Mike J. Urquhart appointed Conservator over the Property of Ann C. McRedmond in Letters of Conservatorship, Docket No. 20P32, in the Circuit Court of Davidson County, Tennessee.

See attached Exhibit "A" Order Approving the Contract for Sale of Real Property

Tax Map and Parcel ID: 084-15-0-071.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2313 Castlewood Drive, Nashville, TN 37214

LTE File No.: 21-1294TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 12th day of March, 2021.

Mike J. Urquhart, Conservator over the Property of
Ann C. McRedmond

BY:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2021, before me personally appeared **Mike J. Urquhart, Conservator over the Property of Ann C. McRedmond**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 12th day of March, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

_____
Notary Public
Commission Expiration: 4-17-2023

Exhibit "A"

IN THE EIGHTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE:	)	
	)	
IN THE MATTER OF	)	
ANN C. MCREDMOND	)	**DOCKET NO. 20P-32**
	)	
Respondent.	)	

ORDER APPROVING THE CONTRACT FOR SALE OF REAL PROPERTY KNOWN AS 2313 CASTLEWOOD DRIVE, NASHVILLE, TENNESSEE

THIS CAUSE came on to be heard on the 26th day of February, 2021, before the Honorable Kelvin Jones, Judge of the Eight Circuit Court for Nashville and Davidson County, Tennessee, upon the motion filed by the Conservator for an order approving the contract for sale of the real property known as 2313 Castlewood Drive, Nashville, Davidson County, Tennessee, statement of counsel and the entire record herein, with the Court finding that the motion is well taken and should be **GRANTED**. The Court approves the Contract for Sale of Real Property known as 2313 Castlewood Drive, Nashville, Davidson County, Tennessee, and affirms and finds as follows:

1. That the Court has exclusive jurisdiction over the matter as matter relates to property of the probate estate.
2. That the sale was conducted in a commercially reasonable manner under all of the circumstances;
3. That the price is the fair market value and reasonable under all circumstances;
4. That the Contract attached to the motion is hereby incorporated herein as being approved.
5. That from the proceed of the sale, all property taxes, closing costs and commissions shall be paid; and

6. That the Conservator shall have the authority to execute all necessary documents to facilitate the sale.

7. That the Conservator shall deposit the funds in the account into the TD Ameritrade frozen accounts and therefore bond will not have to be increased.

All other matters are reserved.

It is **SO ORDERED, ADJUDGED** and **DECREED.**

ENTER this, the ___ day of February, 2021.

_____
KELVIN JONES, Judge

APPROVED FOR ENTRY:

/s/ Mike J. Urquhart
MIKE J. URQUHART, No. 21073
Conservator
20 Academy Place
Nashville, Tennessee 37210
Office: 615/251-6968; Fax: 615/251-6975
mikejurquhart@hotmail.com

CERTIFICATE OF SERVICE

I, Mike J. Urquhart, do hereby certify that a true and exact copy of the foregoing document was mailed, U.S. Mail, Postage Paid, First Class or by other acceptable means of service to include electronic notice to the following parties on the date indicated below:

Ann McRedmond
907 Massman Drive
Nashville, Tennessee 37217

Dorothy Gregory
1055 Sensing Road
Cumberland Furnace, Tennessee 37051

Michael McRedmond
5435 Thick Road
Chapel Hill, TN 37034

Don Byrd, Esq.
Attorney for Marie Duff, Margaret Peggy Boyd, Thomas McRedmond and Marie Lawrence
525 Fourth Avenue, South
Nashville, Tennessee 37210

Sheila Harrell
175 Brooks Lane
Erin, TN 37061

Mary McRedmond
320 Old Hickory Blvd. – Unit 804
Nashville, Tennessee 37221

John McRedmond
417 Zeblin Road – Unit 5593
Ellyay, Georgia 30540

Kelly Williams
175 Brooks Lane
Erin, Tennessee 37061

Jennifer Sheppard, Esq.
Adam Barber, Esq
Attorneys for Edward McRedmond and Mary Thomason
1935 – 21st Avenue, South – Suite 100
Nashville, Tennessee 37212

/s/ Mike J. Urquhart
Mike J. Urquhart, Attorney
Date: February 26, 2021

Case Title: MCREDMOND V MCREDMOND

Case Number: 20P32

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Kelvin Jones, Eighth Circuit