Karen Johnson Davidson County
Batch# 715940 DEEDWARR
09/15/2021 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20210915-0123673

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/22/25

(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-02531

Address of New Owner:	Send Tax Bills to:	Tax Information:
Luis Obdulio Jimenez Hernandez 3361 Milbridge Drive Antioch, TN 37013	**First National Bank of A merica** **241 E. Saginaw Street** **East Lansing, MI 48823**	137 13 0A 057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judy Barfield and Judy Barfield, Authorized Co-Conservator of the Estate of Warren Barfield** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Luis Obdulio Jimenez Hernandez , An Unmarried Man and Tania Paolo Espinosa Mejia, An Unmarried Woman**, hereinafter called the Grantees, their successors and assigns, a 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. 57 on the Plan of Section One, Peninsula Point, A Planned Unit Development, of record in Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Warren David Barfield and wife, Judy A. Barfield, by Quitclaim Deed from Judy A. Barfield, being the same person as Judy Ann Mabry, of record in Instrument No. 20070302-0025880, in the Register's Office of Davidson County, Tennessee, dated March 01, 2007 and recorded on March 02, 2007. See Order Authorizeding Sale of Real Estate, Case No. 21P905, in the Probate Court for Davidson County, Tennessee, and attached hereto as Exhibit "**A**".

Warren David Barfield and Warren Barfield being one in the same.

Judy **A**. Barfield, Judy Barfield and Just **A**nn Barfield being one in the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3361 Milbridge Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of August, 2021

Judy Barfield

Judy Barfield

Judy Ann Barfield

Judy Ann Barfield
Authorized Co-Conservator of the
Estate of Warren Barfield
Davidson County Probate Court No. 21P905,
Order entered August 13, 2021

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 31st day of August, 2021, before me personally appeared **Judy Ann Barfield as Indivudual and as Co-Conservator of the Estate of Warren Barfield**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

LAIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/21/2022

EXHIBIT "A"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

Junior Warren and Judy Ann Barfield, Petitioners,	)	
IN RE	)	No.: 21P905
Conservatorship of Warren David Barfield, Respondent.	)	

ORDER AUTHORIZING SALE OF REAL ESTATE

This matter came to be heard upon the Motion filed by the Co-Conservators to Approve the Sale of Real Estate located at 3361 Millbridge Dr., Antioch, Tennessee 37013. A hearing on the Motion to Approve Sale of Real Estate was held and after considering the pleadings, the executed contract for sale, the testimony through sworn affidavit from Mitsy Crawford, and testimony from Attorney Devon J. Sutherland, the Court Grants the Motion and Orders the following:

1. The Motion is well-taken and the Conservators may sell certain improved real property known as 3361 Millbridge Dr., Antioch, Tennessee 37013 pursuant to the contract terms as set forth in the sales contract attached to the motion. The improved real property is described as follows:

Legal Description:

LAND in Davidson County, Tennessee, Being Lot No. 57 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Warren David Barfield and wife, Judy A. Barfield, by Quitclaim Deed from Judy A. Barfield f/k/a Judy Ann Mabry, dated 03/01/2007 and recorded 03/07/2007 in Instrument No. 20070302-0025880, Register's Office for Davidson County, Tennessee.

2. That $320,000.00 is a fair and reasonable price for the property.

3. The Co-Conservator, Judy Ann Barfield, is allowed to sign the Deed on behalf of the Ward.

ALL of Which is ORDERED, ADJUDGED and decreed this 13th day of August, 2021.

JUDGE

Respectfully submitted,

Devon J. Sutherland, BPR # 020302
Sutherland Law Office
879 GreenLea Boulevard, Suite 102
Gallatin, TN 37066
(615) 824-7059

CERTIFICATE OF SERVICE

I CERTIFY THAT A TRUE AND EXACT COPY OF THIS ORDER HAS BEEN SENT ELECTRONICALLY TO JESSE P LORDS AT THE FOLLOWING ADDRESS:

JESSE@JPLORDS.COM

Jesse P. Lords
299 Plus Park Blvd, Suite 130
Nashville, TN 37217

Devon J. Sutherland

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/21.

Celia Stewart Rouse
Affiant Signature

8/13/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

