WARRANTY DEED

Karen Johnson Davidson County
Batch# 777137 DEEDWARR
12/21/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20211221-0168223

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00.

Affiant

Subscribed and sworn to me on 12/14/21.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick Postiglione Loren Postiglione 2336 Tally Green Court Nashville, TN 37214	Patrick Postiglione 428 Rembrandt Drive Old Hickory, TN 37138	073 15 0 026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shellie Handelsman, Conservator for Wilburn Bates, as directed by Order of the Second Circuit Court of Davidson County, Tennessee (Probate Division) entered October 21, 2021, Docket No. 21P1702, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Patrick Postiglione and Loren Postiglione, married, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9B on the Plan of Zone Lot Division Lots 5, 9 and 11, Tally Green, of record in Book 6250, Page 787, Register's Office for Davidson County, Tennessee, and also shown as part of Lot 9 on the Plan of Tally Green, of record in Book 6250, page 73, said Register's Office to which reference are hereby made a more complete description thereof.
>
> Being the same property conveyed to Wilburn L. Bates, Jr., unmarried, by Warranty Deed from G. T. Scott and wife, Frances Scott, of record in Book 6932, Page 202, in the Register's Office of Davidson County, Tennessee, dated July 22, 1986 and recorded on July 29, 1986. By Order Approving Petition To Sell Real Property And Other Property And Assets To Pay For Respondent's Care, Docket No. 21P1702 in the Second Circuit Court of Davidson County, Tennessee, (Probate Division) recorded prior hereto and simultaneously herewith, Shellie Handelsman, the Conservator for Wilburn Bates, was given authorization to sell subject property, of record in Instrument No. _____20211221016822_____, said Register's Office.
>
> Wilburn L. Bates, Jr. is the same person as Wilburn Bates.
>
> This is Improved property, known as 2336 Tally Green Court, Nashville, TN 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 our hands on 12/14/21.

Shellie Handelsman, Conservator for Wilburn Bates, as directed by Order of the Second Circuit Court of Davidson County, Tennessee (Probate Division) entered October 21, 2021, Docket No. 21P1702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/14/21, before me personally appeared Shellie Handelsman, Conservator for Wilburn Bates, as directed by Order of the Second Circuit Court of Davidson County, Tennessee (Probate Division) entered October 21, 2021, Docket No. 21P1702, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 12/14/21.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I John Cobb Rochford, 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 December 14, 2021.

Signature

December 14, 2021

State of Tennessee

County of Davidson

Personally appeared before me Patricia Hill, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 14, 2021.

Notary's Signature

My Commission Expires: 11-6-24

Notary's Seal (If on paper)

PATRICIA S HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024