Karen Johnson Davidson County
Batch# 812210 DEEDWARR
02/28/2022 10:01:10 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220228-0022160

WARRANTY DEED

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/24/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/20/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3086

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jannella Jacinta Joseph	New Owner	060-12-0-153
223 Whitney Park Drive		
Nashville, TN 37207		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Torcoya M. Sandifer, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jannella Jacinta Joseph, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 1 on the Plan of Conviser Subdivision, Section Three, as shown on plat of record in Plat Book 6200, Page 196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Torcoya M. Sandifer, unmarried by Warranty deed from Christopher B. Bell and Carletha Lanette Brown of record in Instrument No. 20110119-0005256 Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on January 19, 2011. Emily Green having subquently being appointed Conservator over Torcoya M. Sandifer in Docket No. 21P1462, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 223 Whitney Park Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on February 24, 2022.

Emily Green, Conservator for Torcoya M. Sandifer

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Emily Green**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further proved to me that she is the **Conservator** for Torcoya M. Sandifer, and is authorized to execute this instrument by Order of the Court in Docket No. 21P1462, Circuit Court for Davidson County, Tennessee.

Witness my hand and official seal, this February 24, 2022.

Notary Public

My Commission Expires: 8/21/2023

HEATHER TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File #: 2022-3086

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027