THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037912** Karen Johnson Davidson County Batch# 889532 DEEDWARR 07/15/2022 12:17:42 PM 6 pgs Fees: $33.00 Taxes: $703.00 20220715-0081507	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Spicer and Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	New Owner	Tax Parcel ID No. 081 15 0 222.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher J. Dumas, Jr. and Montez Dumas and Crystal Leech and Alisha Crosby and Tameka Crosby and Chris Shawn Dumas by Farrah Woods, Guardian Ad Litem** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Spicer and Juanita Spicer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot 409 in McGavock and Wetmore's Addition to Nashville, called the Addition to the Town of McGavock a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Westerly one-half of Lot No. 409 fronts 53 feet on the Northerly side of Underwood St. and extends back Northerly 173 feet on the Easterly line of Lot No. 410 to Cockrill Street upon which it fronts 50 feet.

Being the same property conveyed to Christopher J. Dumas Jr., Montez Dumas, Crystal Leech, Alisha Crosby, Tameka Crosby, and Chris Shawn Dumas by Quitclaim Deed from Sheila D. Dumas, of record in Instrument No. 20211020-0141121, in the Register's Office of Davidson County, Tennessee, Dated October15, 2021 and recorded on October 20, 2021.

Being the same property conveyed to Sheila D. Dumas, a One-Third interest and a One-Ninth interest each to the following individuals Christopher J. Dumas, Jr., Montez Dumas, Crystal Leech, Alisha Crosby, Tameka Crosby and Chris Shawn Davis, by Administrator's Quitclaim Deed Christopher J. Dumas, Jr., Administrator for the Estate of Christopher J. Dumas, Sr., of record in Instrument No. 20210622-0083910 in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on June 22, 2021. Said Christopher J. Dumas, Sr., since died on June 12, 2020 as shown in the Probate Court for Montgomery County, Tennessee, in Docket # PB20-271.

Being the same property conveyed to Chris Dumas by Quitclaim Deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20110114-0003880, in the Register's Office of Davidson County, Tennessee, Dated January 13, 2011 and recorded on January 14, 2011.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Warranty Deed from Buford E. Majors, Jr., of record in Book 9733, Page 718, in the Register's Office of Davidson County, Tennessee, Dated July 18, 1995 and recorded on July 18, 1995.

Farrah Woods being appointed as Guardian Ad Litem for Chris Shawn Dumas. See Order of record in Dockett No. 22P486 in the Seventh Circuit Court for Davidson County, Tennessee, attached here as Exhibit "A"

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DT McGavock And Others Addition, as recorded in Plat Book 21, Page(s) 41.

This is improved property located at 1712 Underwood Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2022.

Christopher J. Dumas, Jr.

Montez Dumas

Crystal Leech

Alisha Crosby

Tameka Crosby

Chris Shawn Dumas by Farrah Woods, Guardian Ad Litem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Dumas, Jr., Montez Dumas, Crystal Leech, Alisha Crosby, and Tameka Crosby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Farrah Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Guardian Ad Litem for Chris Shawn Dumas and that she is authorized as the Guardian Ad Litem of Chris Shawn Dumas to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of July, 2022.



Notary Public
My Commission Expires: _____

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

In the Matter of the Guardianship of Chris'Sean Dumas, *Respondent/Minor Child.*	**Docket No. 22P486**

ORDER APPOINTING GUARDIANSHIP OVER THE PROPERTY OF THE MINOR CHILD, CHRIS'SEAN DUMAS

THIS CAUSE came to be heard on May 12, 2022 before the Honorable Randy Kennedy, Judge for the Seventh Circuit Court of Davidson County, TN upon the *Petition for Guardianship Over Property of a Minor Child.*

Present in open court was Cory R. Miller, Esq. counsel for the Petitioner, KTM Property LLC; and Farrah Woods (herein "Ms. Woods"), Co-Petitioner and Mother of the Minor Child and the Guardian Ad Litem, Roland T. Hairston, II, Esq.

The Court has considered the Petition, the Report of the Guardian Ad Litem, the statements of counsel and the testimony of Ms. Woods from all of which the Court finds:

1. Chris'Sean Dumas is a minor child living in Nashville, TN with his mother, Co-Petitioner, Ms. Woods.
2. Mr. Dumas' father, Christopher Dumas, Sr. passed away on or about June 8, 2020.
3. Young Mr. Dumas appears to be an heir-at-law of his father who appears to have owned real property at his death.
4. A contract to sell said real property has been presented to young Mr. Dumas who lacks legal capacity to execute such a contract and is in need of a Guardian over his property.
5. The Court accepted sworn testimony from Ms. Woods to bring the *Petition* into compliance with T.C.A. §34-3-104.

6. Ms. Woods is a fit and proper person to be named Guardian over the property of the minor child, Chris'Sean Dumas.
7. The Court expressly directs that Ms. Woods shall serve as Guardian over the property of the minor child, Chris'Sean Dumas.
8. Ms. Woods shall serve without bond.
9. Ms. Woods shall serve without the necessity of filing a *Property Management Plan.*
10. Ms. Woods shall serve without the necessity of filing any accountings.
11. Ms. Woods shall be vested with authority to sign and execute any contract presented to her on behalf of Chris'Sean Dumas.
12. Ms. Woods shall be vested with authority to receive any proceeds which might be payable to Chris'Sean Dumas.
13. The costs for the Guardian Ad Litem shall be paid by Petitioner, KTM Property, LLC.
14. Court costs shall be assessed to Petitioner, KTM Property, LLC.

It is therefore ORDERED, ADJUDGED and DECREED that:

1. The filed *Petition* as supplemented by the sworn testimony from Ms. Farrah Woods is in compliance with T.C.A. §34-3-104.
2. Ms. Farrah Woods is a fit and proper person to be named Guardian over the property of the minor child, Chris'Sean Dumas.
3. Ms. Farrah Woods shall serve as Guardian over the property of the minor child, Chris'Sean Dumas.
4. Ms. Woods shall serve without bond.
5. Ms. Woods shall serve without the necessity of filing a *Property Management Plan.*
6. Ms. Woods shall serve without the necessity of filing any accountings.

7. Ms. Woods shall be vested with authority to sign and execute any contract presented to her on behalf of Chris'Sean Dumas.
8. Ms. Woods shall be vested with authority to receive any proceeds which might be payable to Chris'Sean Dumas.
9. The costs for the Guardian Ad Litem shall be paid by Petitioner, KTM Property, LLC in the amount of $ 1,171.00 within 30 days of the entry of this *Order*.
10. Court costs shall be assessed to Petitioner, KTM Property, LLC for which execution may issue.

Enter this 3rd day of ~~May~~ June 2022.

Judge Randy Kennedy

Approved for Entry:

/S/ Roland T. Hairston, II
Roland T. Hairston, II, BPR #031473
Guardian Ad Litem
615 Main Street, Suite 106
Nashville, TN 37206
Phone: (615) 428-7345
Email: attorney@rolandhairston.com

/S/ Cory Miller
Cory Miller, BPR #034770
Counsel for Petitioner
545 Mainstream Drive, Suite 101
Nashville, TN 37228
Phone: (615) 256-8787, Ext. 145
Email: cmiller@bkblaw.com

CERTIFICATE OF SERVICE

I hereby certify that on May 18, 2022, I electronically filed the foregoing document with the Circuit Court Clerk using the efiling system. I certify that the following parties or their counsel of record are registered as efiling filers and that they will be served by the efiling system or via traditional means of service (US Mail, postage prepaid, Fax or Hand-Delivery) to:

Cory Miller, Esq.
545 Mainstream Drive, Suite 101
Nashville, TN 37228

Farrah Woods
1243 First Avenue South
Nashville, TN 37210

/S/ Roland T. Hairston, II
Roland T. Hairston, II