WARRANTY DEED

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

#165764

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 12-16-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zaboira LLC, a Georgia limited liabity company	NEW OWNER	11907015900
(NAME)	(NAME)	
5444 Cedar Oaks Loop		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michelle Dillree and Dorothy N. Morgan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zaboira LLC, a Georgia limited liabity company,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 of Crescent Height's Resubdivision, part of Lot 43, shown in Book 5190, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a ore complete description.

Being the same property conveyed to Michelle Dillree and Dorothy N Morgan, by deed of record in Instrument No. 20190117-0005025, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dorothy N Morgan by Yvette M Brehm as Conservator pursuant to Order to Sale the Property Attached as 'Exhibit A' , in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 110 Dodge Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 934069 **DEEDWARR**
10/27/2022 10:06:30 AM 7 pgs
Fees: $38.00 Taxes: $943.50

20221027-0116290

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 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/our hands this 19th day of October, 2022.

Michelle Dillree

Michelle Dillree

Dorothy N. Morgan

By: _____
Yvette M Brehm, as Conservator

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Michelle Dillree, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2022.

_____
Notary Public
My Commission Expires: 12-16-2025
File No.: 16564

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF _____
COUNTY OF _____

On this the ____ day of October, 2022, before me personally appeared Yvette M. Brehm, the person who executed the foregoing instrument on behalf of Dorothy N Morgan and acknowledged that she executed the same as the free act and deed of the said Dorothy N Morgan, through a Conservatorship Order granted to the said Yvette M. Brehm

_____
Notary Public
My Commission expires:

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 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/our hands this 19th day of October, 2022.

Michelle Dillree

Dorothy N. Morgan

Dorothy N Morgan By: _____

Yvette M Brehm, as Conservator

State of _____
County of _____

Personally appeared before me Michelle Dillree, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2022.

_____
Notary Public
My Commission Expires: _____

File No.: 16564

STATE OF Ky
COUNTY OF Lyon

On this the 19th day of October, 2022, before me personally appeared Yvette M. Brehm, the person who executed the foregoing instrument on behalf of Dorothy N Morgan and acknowledged that she executed the same as the free act and deed of the said Dorothy N Morgan, through a Conservatorship Order granted to the said Yvette M. Brehm

_____ ID# 611870
Notary Public
My Commission expires: 11/5/2022

NOTARY PUBLIC STATE AT LARGE KY

Exhibit A

IN THE SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE:	)	
	)	
CONSERVATORSHIP OF THE PERSON AND PROPERTY OF DOROTHY NELL MORGAN	)	
	)	
YVETTE M. BREHM,	)	**Docket No. 22P-615**
Petitioner,	)	
	)	
vs.	)	
	)	
DOROTHY NELL MORGAN,	)	
Respondent.	)	

ORDER TO APPROVE CONTRACT FOR SALE OF REAL ESTATE

This cause came to be heard on the 7th day of October, 2022 before the Honorable Judge Andra Hedrick, upon the Motion to Approve Contract for Sale of Real Estate filed by Yvette M. Brehm, Conservator of Dorothy Nell Morgan. Upon review of the pleadings and announcement of counsel, the Court finds:

1. Ms. Brehm is the duly appointed Conservator over the property and person of Respondent Dorothy Nell Morgan, having been appointed by Order of this Court.
2. Ms. Morgan is a resident at Green Hills Health & Rehabilitation Center, 3939 Hillsboro Circle, Nashville, Tennessee, 37215, and was served via personal service with the Petition to Sell Real Estate on June 28, 2022.
3. Owing to the nature of Ms. Morgan's disease, it is no longer safe for her to reside at home. It is anticipated that she will remain at the Green Hills Health & Rehabilitation

Center. She is doing well at the facility and she is in relatively good physical health but is unable to return home.

4. Ms. Morgan is the joint owner of certain real property known as 110 Dodge Dr., Nashville, TN. 37210, (Deed attached hereto as Exhibit A). Ms. Morgan's daughter, Michelle Dillree, is the other joint owner and, as evidenced by her signature on the Sales Contract submitted with the Motion to Approve the Sales Contract, is in agreement to sell the property for the offered price. It is not reasonably foreseeable that Ms. Morgan will return to the property, owing to the nature of her disease.
5. The tax assessor value of the subject property is $232,500.00.
6. The Conservator, on behalf of Ms. Morgan, and Michelle Dillree entered into a contract to sell the real property described herein for $255,000.00, subject to Court approval.

Based on the foregoing findings, it is ORDERED that:

1. The sale of 110 Dodge Dr., Nashville, TN. 37210, more particularly described in Exhibit A attached hereto and incorporated herein by reference, to Kayo + Brian, LLC is approved for the sum of $255,000.
2. The Conservator is authorized to execute any and all closing documents to effectuate the conveyance of 110 Dodge Dr., Nashville, TN. 37210 to Kayo + Brian, LLC, including the deed.

3. That the Court grant such other and further relief as the Court finds just and proper.

IT IS SO ORDERED.

Entered this _____ day of October, 2022.

Signature to follow.

HONORABLE ANDRA HEDRICK, Judge

Approved for Entry,

The Law Office of Stacey Angello

By: _____

STACEY ANGELLO BPR# 030441 Attorney for the *Petitioner*
14345 Lebanon Rd., Suite A, Old Hickory, Tennessee. 37138
615-449-2700 / law@StaceyAngello.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order Approving Contract has been mailed via U.S. Mail, postage prepaid, to the following Interested Parties, on this, the 7th day of October, 2022:

Michelle Dillree
110 Dodge Dr.
Nashville, TN 37210

Charisse Dillree
114 Stirton Rd.
Nashville, TN 37210

Ronnie Blea
474 Stillwater Ln.
Elgin, SC 29045

Dorothy Nell Morgan
3939 Hillsboro Circle
Nashville, Tennessee, 37215

_____
Stacey Angello

Case Title: BREHM V MORGAN

Case Number: 22P615

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Electronically signed on 10/07/2022 10:58 AM page 4 of 4

I hereby certify that this is a true copy of original instrument filed in my office this 7th day of Oct. 2022
JOSEPH P. DAY Clerk
By _____ Deputy Clerk