Karen Johnson Davidson County
Batch# 935609 DEEDWARR
10/31/2022 11:00:30 AM 6 pgs
Fees: $33.00 Taxes: $1,202.50
20221031-0117269

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3551

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed & sworn to before me, this 25 day of October, 2022

Notary Public

My Commission Expires:

Property Address: 7031 Bonnamere Drive, Hermitage, TN 37076 **Map/Parcel Number:** 074 08 0 210.00	**Name & Address of New Owner** RS Rental III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013	**Send Tax Bills To:** RS Rental III-A, LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013

Effective as of **28th day of October, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Carol E. Tubbs, by Faith Cardinael as Emergency Conservator** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RS Rental III-A, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1033 on the plan of Section Ten and a Resubdivision of a Portion of Hermitage Hills, Section 7 as of record in Book 3300, Page 63, Hermitage Hills, as shown on plat of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol E. Tubbs, unmarried, by Warranty Deed from Emily Ann Barry, unmarried, of record in Instrument No. 20140908-0082037, in the Register's Office of Davidson County, Tennessee, dated September 05, 2014, and recorded on September 08, 2014. Also see Petition for Emergency Conservatorship at Case No. 22P-1532, Circuit Court of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Hermitage**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 25 day of October 2022

GRANTOR:

Carol E. Tubbs

By: _____
Faith Cardinael, Emergency Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25 day of October, 2022, before me personally appeared Faith Cardinael, Emergency Conservator of The Conservatorship of Carol Tubbs, 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's (or persons') free act and deed.

Witness my hand, at office, this 25 day of October, 2022.

_____
Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

COPY

EFILED 10/10/22 01:51 PM CASE NO. 22P1532 Joseph P. Day, Clerk

IN THE SECOND CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT

IN RE: CONSERVATORSHIP OF CAROL TUBBS	))	**CASE NO. 22P-1532**

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This cause came to be heard on the 29th day of September 2022 on the Petition to Approve a Contract for the sale of real property filed by the emergency conservator and Petitioner, Faith Cardinael.

The Court reviewed the Answer to the Petition filed by the attorney ad litem and heard presentations of counsel. Based on the Petition and upon a review of the matter as a whole, the Court finds that:

It is, therefore, **ORDERED, ADJUDGED, AND DECREED** that:

1. The Emergency Conservator (Petitioner) is authorized to execute the attached contract on the Respondent's behalf, as it represents a commercially reasonable sale. (Exhibit 1).
2. The Emergency Conservator is authorized to close on the contract and execute any document which conveys marketable title to the property on behalf of the Respondent.
3. The Court anticipates setting bond in an amount determined in a later hearing.
4. Proceeds from the sale of the real estate shall be held by the attorney of the Petitioner pending issuance of bond.

IT IS SO ORDERED

On this the _____day of September 2022.

(see final page for Court's signature)
JUDGE AMANDA MCCLENDON

COPY

EFILED 10/10/22 01:51 PM CASE NO. 22P1532 Joseph P. Day, Clerk

PREPARED AND APPROVED FOR ENTRY:

Adam R. Hill, Esq. #27302
1504 17th Avenue South
Nashville, TN 37212
(615) 345-0280
Hill.law@gmail.com
Counsel for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been sent by certified mail, return receipt requested, on the 29th day of September 2022 to the following:

Nancy A. Sweeney
4149 Lover's Lane, #B
Dallas, TX 75225
Sister of Respondent

Gary F. Tubbs
40368 Amesbury Lane
Temecula, CA 92591
Brother of Respondent

Gary Temple, Esq.
4211 Gallatin Road
Nashville, TN 37216
Attorney Ad-Litem for Respondent

Adam R. Hill

COPY

Case Title: CARDINAEL V TUBBS

Case Number: 22P1532

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 10/25/2022 (date of document).

Affiant Signature

10/25/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 25th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025