WARRANTY DEED

Karen Johnson Davidson County
Batch# 962408 **DEEDWARR**
01/19/2023 10:31:23 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20230119-0004386

W-FB-22-291

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nihal Hanna	**NEW OWNER**	
(NAME)	(NAME)	**119-04-0-025-00**
291 Lawndale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2647		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GUARDIANSHIP & TRUST CORPORATION, A TENNESSEE NON-PROFIT CORPORATION, CONSERVATOR FOR LOUISE COCKRILL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIHAL HANNA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of Glencliff Estates, Section Four, of record in Book 1835, Page 79, Register's Office for said County.

Said Lot No. 52 fronts 169.9 feet on the Northerly margin of Lawndale Drive, as measured along a slight curve, and extends back 295.0 feet on the Easterly line and 266.8 feet on the Westerly line to a dead line in the rear, measuring 29.0 feet thereon.

Being the same property conveyed to Louise Cockrill, a single person by Warranty Deed from James Randall Hillin, Jr. and wife, Kathy Lee Pate Hillin of record in Book 5522, page 94, Register's Office for Davidson County, Tennessee, dated October 29, 1979 and recorded on October 30, 1979. The said Louise Cockrill and Ethel Cockrill are one in the same.

Letters of Conservatorship of Ethel Cockrill, having been granted in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 22P-1210.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page 79, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1879, Page 387, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **291 Lawndale Drive, Nashville, Tennessee 37211-2647**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 17th DAY OF JANUARY, 2023.

Guardianship and Trust Corporation,
as Conservator for Louise Cockrill

BY: Dora Mitchell
Dora Mitchell
ITS: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA MITCHELL, SECRETARY of GUARDIANSHIP & TRUST CORP, a Tennessee non-profit corporation, as the CONSERVATOR for LOUISE COCKRILL, (the within named bargainor) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed in his capacity as SECRETARY of GUARDIANSHIP & TRUST CORP, as CONSERVATOR of the within named Bargainor.

Witness my hand and official seal, this the 17th of January, 2023.

Lindsay B Fattal
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212