WARRANTY DEED

Karen Johnson Davidson County
Batch# 971863 **DEEDWARR**
02/17/2023 10:40:08 AM 7 pgs
Fees: $38.00 Taxes: $407.00

20230217-0011653

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bryan V. Wilson	Bryan V. Wilson	17-83
(NAME)	(NAME)	
P.O. Box 222	P.O. Box 222	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230171

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Fenderson Doss, Conservator for Albert Doss per court order, Probate Court for Davidson County, Tennessee Docket No: 22P-1324 attached hereto as Exhibit A**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bryan V. Wilson, a married man**, 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:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Tract 1: Beginning at a stone, F.G. Harris' SE corner; running thence S 86¾°E 39.28 poles to a stone at corner of wire fence; thence N 52¾°E 17.08 poles to a stone; thence N 43½°W passing through 2 forker trees (poplar) and black walnut, to a point in the center of a county road; thence S 53½°W 8.24 poles to a stone in the north ditch of said road; thence S 31½°W 15.80 poles to a stone; thence S 01°W 8.24 poles to a stone in F.G. Harris' line; thence with F.G. Harris' line, S 9¾°W 17.48 poles to the point of beginning, containing 9.1 acres, more or less.

Tract 2: Beginning at a point in Walker's Creek Road and Ollie Galbreath's NW corner, and running in a southwesterly direction with Dilleha's line to a point in Harris' east boundary line; thence with Harris' line in a northerly direction to a point in Walker's Creek Road, to the beginning. The parcel of land herein conveyed is tract of land between the boundaries of the old and new Walker's Creek Road, containing by estimation one-half acre, more or less.

BEING the same property conveyed to Albert Doss by Warranty Deed from Torri Glaeser, unmarried, dated March 30, 2017 and filed of record in Instrument No. 20170411-0035198, Register's Office for Davidson County, Tennessee.

The execution of this deed hereby satisfies all the terms of the contract dated February 16, 2022 and filed of record in Instrument No 20230203-0007873 and the amendment to contract dated February 2, 2023 and filed of record in Instrument No 20230203-0007874, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 5921 Lickton Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of February, 2023

Linda Fenderson Doss as Conservator for Albert Doss

Linda Fenderson Doss as Conservator for Albert Doss

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda Fenderson Doss as Conservator for Albert Doss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained,and who further acknowledged that such person is the Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th of February, 2023.

My Commission Expires: 4/26/26

Notary Public

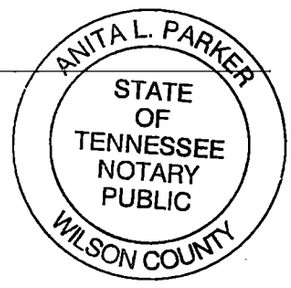


EXHIBIT "A"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

IN THE MATTER OF: ALBERT THOMAS DOSS.	DOCKET NO.: 22P-1324

ORDER APPOINTING CONSERVATOR

This cause came to be heard before the Honorable ANDRA HEDRICK, 7th Circuit Court Judge, on the 2nd day of November, 2022, upon the sworn Petition of LINDA FENDERSON DOSS, wife of the Respondent, for appointment of a Conservator of the person and property of the Respondent, ALBERT THOMAS DOSS; the sworn medical examination report filed by Dr. ANDREW GIRITHARAN, one of Respondent's physicians, who is licensed to practice medicine in the State of Tennessee; Report of the Guardian Ad Litem, James B. Johnson; Testimony of the Petitioner; Statements in open court of the Petitioner's counsel; Statements from the Attorney *ad. Litem*, KARL D. WARDEN, whom announced no opposition of the Respondent. From those documents the Court FINDS and ORDERS as follows:

1. There is clear and convincing evidence that a Conservatorship over the person and property of Respondent, ALBERT THOMAS DOSS, is necessary for the health and safety of ALBERT THOMAS DOSS.

2. LINDA FENDERSON-DOSS is affirmed and appointed as Conservator over the person and property of ALBERT THOMAS DOSS. LINDA FENDERSON DOSS is a fit and appropriate person to serve as she has no conviction for a Misdemeanor or a Felony and has not been sentenced to serve time in a Penitentiary. Further, LINDA F. DOSS does not appear in after a search of the appropriate databases for elder abuse or sex offenders.

3. Letters of Conservatorship shall be issued immediately upon the Oath of the Fiduciary

being filed.

4. Further, IT IS ORDERED that all the following powers and authority described below are removed from and divested out of the heretofore named respondent, and shall be and are vested in the Conservator, LINDA FENDERSON DOSS, pursuant to T.C.A. §34-3-107(2) as follows:

5. The right to give, withhold, or withdraw consent and make other informed decisions relative to medical and mental examinations and treatment;

6. The right to make end of life decisions:

a. To consent, withhold, or withdraw consent for the entry of a "Do Not Resuscitate"

b. Order or the application of any heroic measures or medical procedures intended solely to sustain life and other medications;

c. To consent or withhold consent concerning the withholding or withdrawal of artificially provided food, water, or other nourishment or fluids;

7. The right to consent to admission to hospitalization, and to be discharged or transferred to a residential setting, group home, or other facility for additional care and treatment;

8. The right to consent to participate in activities and therapies which are reasonable and necessary for the habitation of the respondent;

9. The right to consent or withhold consent to any residential or custodial placement;

10. The power to give, receive, release, or authorize disclosures of confidential information;

11. The right to apply for benefits, public and private, for which the person with a disability may be eligible;

12. The right to dispose of personal and real property subject to statutory and judicial constraints;

13. The right to determine whether or not the respondent may utilize a Tennessee driver license for the purpose of driving;

14. The right to make purchases;

15. The right to enter into contractual relationships;

16. The right to execute instruments of legal significance;

17. The right to pay the respondent's bills and protect and invest the respondent's income and assets;

18. The right to prosecute and defend lawsuits; and

19. The right to execute, on behalf of respondent, any and all document to carry out the authority vested above.

20. The right to communication, visitation, or interaction with other persons, including the right to receive visitors, telephone calls, or personal mail.

21. Inventory is due sixty (60) days from the entry of this order and property management plan is required. Accounting is due six (6) months from the date of appointment and annually thereafter.

22. Bond is reserved pending filing of the inventory. Bond review is set to be heard December 14, 2022 at 9:00am in room 510 before the Probate Master.

23. Mr. Karl Warden is released as Attorney Ad Litem in this matter.

24. The attorney for the Petitioner is required to mail with certificate of service to all parties a copy of this signed order as amended.

The Court DOES NOT remove the right to vote from the Respondent.

All of the above findings and Orders are made the ORDER of this Court.

APPROVED FOR ENTRY:

s/WILLIAM H. STOVER
WILLIAM H. STOVER BPR #020537
Washington Square Building
214 2nd Ave. North, Suite 204
Nashville, TN 37201
(615) 613-0541
Attorney for Petitioner

[ELECTRONIC SIGNATURE PAGE TO FOLLOW]

HONORABLE JUDGE ANDRA HEDRICK

CERTIFICATE OF SERVICE

This is to certify that a true and exact copy of the foregoing document has been sent by U.S. mail postage prepaid on this day 2ND Day of November 2022
to:

Joshua Doss
519 E. Maple St.
Madison, TN 37115

Samara Rebeka Doss
519 E. Maple St
Madison, TM 37115

Mr. Albert T. Doss
Unity Psychiatric Hospital
930 Professional Park Dr.
Clarksville, TN 37040

James B. Johnson
1300 Division St. Ste. 300
Nashville, TN 37203
615-476-2885

Karl D. Warden, #14540
1504 17th Avenue South
Nashville, TN 37212
(615) 308-0210
karl@karlwarden.net
Attorney For Albert T. Doss

s/WILLIAM H. STOVER
WILLIAM H. STOVER

Case Title: DOSS V DOSS

Case Number: 22P1324

Type: APPOINTING ORDER - CONSERVATORSHIP INVENTORY REQUIRED

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Electronically signed on 11/02/2022 02:12 PM page 5 of 5

PLEASE RETURN TO:

[illegible]RANTY TITLE INSURANCE CO

[illegible]0 ANDERSON LANE

HENDERSONVILLE, TN 37075