Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0121

Karen Johnson Davidson County
Batch# 998977 DEEDWARR
05/03/2023 09 54 41 AM 2 pgs
Fees $13 00 Taxes $1,628 00

20230503-0032734

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April, 2023

Notary Public

Commission Expires 7/27/27

Kayla R Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC P O. Box 686 Spring Hill, TN 37174	NEW OWNER	091-01-0-033 00

WARRANTY DEED

FOR AND IN 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,

Gary W. Temple, Esq., as Conservator of Lucy Anne Hawkes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners, LLC, a Limited Liability 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 all of Lot No 11 and the westerly one-half of Lot No 9, of Block 11 of the Plan of Cherokee Park Subdivision of record in Book 161, page 75, Register's Office for Davidson County, Tennessee

Said Lot No 11 fronts 50 feet on the northerly side of Louisiana Avenue, and runs back between parallel lines 150 feet to an alley Said westerly one-half of Lot No 9 fronts 25 feet on the northerly margin of Louisiana Avenue and runs back between parallel lines 150 feet to an alley

BEING the same property conveyed to Lucy Anne Hawkes, by Warranty Deed from Donald R Paisley and wife, Mary E Paisley, dated 9/25/1996 and recorded 9/26/1996 in Book 10204, Page 557, in the Register's Office of Davidson County, Tennessee Gary W Temple, Esq., was appointed Conservator of Lucy Anne Hawkes by Order Appointin Conservator, in Docket No 23P290, Second Circuit Court for the Twentieth Judicial District of Tennessee Order Approving Proposed Real Estate Contract, dated April 19, 2023, in Docket No 23P290, in the Second Circuit Court for Davidson County, Tennessee (Probate Division)

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 6210 Louisiana Avenue Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 28th day of April, 2023

Conservatorship of Lucy Anne Hawkes

BY Gary W. Temple Conservator
Gary W Temple, Esq , Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple, Esq. as Conservator of Lucy Anne Hawkes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of April, 2023

Notary Public
My Commission Expires 8/20/24

(Notary Seal)

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024