Karen Johnson Davidson County
Batch# 1008656 DEEDWARR
05/30/2023 09 31 44 AM 2 pgs
Fees $13 00 Taxes $2,460.50
20230530-0040327

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$665,000.00**

Subscribed and sworn to before me this 25 day of May, 2023.

PATRICIA P. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Notary Public **Affiant**

My Commission Expires _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
TALK2ME, LLC **904 Murfreesboro Road** **Nashville, TN 37217**	Same as New Owner	**106-00-0-078.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **GUARDIANSHIP & TRUSTS CORPORATION OF TENNESSEE, CONSERVATOR FOR ETHEL COCKRILL, A/K/A LOUISE MARTINEZ,** have this day bargained and sold, and does hereby transfer and convey unto the said **TALK2ME, INC., A TENNESSEE CORPORATION**, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

A tract of land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, described according to a survey by William Collier Parrish Associates, Engineers, April 1, 1958, as follows:

BEGINNING at a point in the center line of the paving of the North Lane of Murfreesboro Road at the southeast corner of the property conveyed to Donald F. Brookland and wife, of record in Book 3222, Page 342, Register's Office for said County; thence with the center line of said north lane of said road south 45°45' east 80 feet; thence north 34°07' east 160 feet; thence north 45°45' west 80 feet; thence south 34°07' west 160 feet to the beginning.

Being the same property conveyed to LOUISE MARTINEZ, by deed from GEORGE COLE, of record in Book 4413, page 993, dated April 28, 1970, said Register's Office. Pursuant to the Order dated July 19, 2022, of record in Docket No. 22P1210 in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division), GUARDIANSHIP & TRUSTS CORPORATION OF TENNESSEE has been appointed CONSERVATOR FOR ETHEL COCKRILL, A/K/A LOUISE MARTINEZ. Pursuant to the Order Granting Petition to Sell Real Property dated September 9, 2022, and the Order Approving Purchase and Sale Agreement, dated May 12, 2023, of record in , Docket No. 22P12140 in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division), GUARDIANSHIP & TRUSTS CORPORATION OF TENNESSEE,

CONSERVATOR FOR ETHEL COCKRILL, A/K/A LOUISE MARTINEZ has been authorized to sell, execute and convey said property.

This improved property known as: 904 Murfreesboro Road, Nashville, TN 37217.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons

Whenever 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 hand this 25th day of May, 2023

Guardianship & Trusts Corporation of Tennessee, Conservator for Ethel Cockrill a/k/a Louise Martinez

Dora Merritt Mitchell

By: Dora Merritt Mitchell, its agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman**, a Notary Public in and for said County and State, **Dora Merritt Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of **Guardianship & Trusts Corporation of Tennessee, Conservator for Ethel Cockrill a/k/a Louise Martinez**, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of **Guardianship & Trusts Corporation of Tennessee, Conservator for Ethel Cockrill a/k/a Louise Martinez** as an agent

Witness my hand and official seal at Nashville, Tennessee, this the 25 day of May, 2023.

My Commission Expires: 12/3/2024

NOTARY PUBLIC

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY