PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 1045879 DEEDWARR
09/05/2023 11 16 14 AM 2 pgs
Fees $13 00 Taxes $1,951 75

20230905-0069298

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $527,500.00

Affiant

Subscribed and sworn to before me, this 31st day of September, 2023

Notary Public
My commission expires:
3/7/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Henry Jojola **Faye Jojola**		**05414009700**
213 Rising Sun Ter	New Owner	
Old Hickory, TN 37138		

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 ACKNOWLEDGE, WE,

H Diane P Luebke, unmarried, by and through Cindy Robinson and Anita Thomas, her Co-Conservators

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henry Jojola and Faye Jojola, married to each other

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 Lot No. 260, on the Plan of Brandywine Farms, Section 15, of record in Book 4660, Page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dennis O. Luebke and wife, H. Diane P. Luebke, by Installment Deed from J R Coarsey, Trustee, dated February 3, 1975, of record in Book 4886, Page 751, in the Register's Office for Davidson County, Tennessee. Dennis O Luebke died December 5, 2022, leaving H Diane P Luebke as the sole surviving tenant. By Order for Sale of Real Property entered on 8/15/2023 in re Anita Thomas and Cindy Robinson v. Hazel Diane Luebke, Case No. 2023-PR-68, Chancery Court of Sumner County, Tennessee, Anita Thomas and Cindy Robinson, duly qualified Co-Conservators for Hazel Diane Luebke, ward of the Court, were vested with full authority to execute any/all documents to effectuate the sale of the subject property on behalf of said ward.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 213 Rising Sun Ter, Old Hickory, TN 37138.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Cindy Robinson Date: 9/1/2023
Cindy Robinson, Co-Conservator for H Diane P Luebke

Anita Thomas Date: 9/1/2023
Anita Thomas, Co-Conservator for H Diane P Luebke

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Cindy Robinson and Anita Thomas, Co-Conservators for Hazel Diane Luebke, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2023.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER