Prepared By ~~& Return To~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0078

Karen Johnson Davidson County
Batch# 1047468 DEEDWARR
09/07/2023 02 37 35 PM 2 pgs
Fees $13 00 Taxes $2,062 75

20230907-0070347

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557 500 00

Nina Lampley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2023

Brian D. Mitchell
Notary Public

Commission Expires 03/09/2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nina Lampley 4709 Elkins Avenue Nashville, TN 37209	NEW OWNER	091-15-0-343 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, **Lesli Oliver Wright Conservator for Connie Patterson, Case No. 22P529, Second Circuit Court for Davidson County, Tennessee**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nina Lampley, a single woman

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 the westerly 20 feet of Lot No 610 and all of Lot No 612 of Block 27 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, in the Office of the Register of Deeds for Davidson County

Said part of Lot No 610 and all of Lot No 612 front together 80 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines, with the easterly margin of 48th Avenue North, formerly Seventh Street, 180 feet to an alley

BEING the same property conveyed to Dewey E Brunson and wife, Helen M Brunson by Warranty Deed from J L Stockton and wife, Martha Kansis Stockton, dated 2/11/1953 and recorded 2/16/1953 in Book 2135, Page 353, Register's Office for Davidson County, Tennessee

The said Dewey E Brunson is reported to have died on 12/28/2004, leaving Helen M Brunson as the surviving spouse
The said Helen M Brunson is reported to have died intestate on 5/18/2015, leaving Connie Patterson (daughter) and Hollie Lynne Blackwell (granddaughter) as the only surviving heirs

BEING part of the same property conveyed to Darryl Harvey, as Trustee of the Blackwell Family Trust by Quitclaim Deed from Hollie Lynne Blackwell, (as to an undivided one-half interest), dated 5/22/2019 and recorded 5/23/2019 in Instrument No 20190523-0048842, Register's Office for Davidson County Tennessee

BEING the same property conveyed to Connie Patterson, an unmarried woman, as to an undivided one-half interest, by Special Warranty Deed from Darryl Harvey, in his capacity as Trustee of the Blackwell Family Trust under an instrument dated May 22, 2019, dated 11/15/2019 and recorded 11/22/2019 in Instrument No 20191122-0120742, as corrected by Scrivener's Affidavit dated 2/14/2020 and recorded 2/14/2020 in Instrument No 20200214-0017189, Register's Office for Davidson County, Tennessee

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-23-4711

Lesli Oliver Wright was appointed as Conservator for Connie Patterson by Order Appointing Conservator, dated May 19, 2022 in Docket No 22P529, in the Second Circuit Court for Davidson County, Tennessee Order to Approve Contract, dated July 31, 2022 in Docket No 22P529, in the Second Circuit Court of Davidson County, Tennessee

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 4711 Elkins 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 5th day of September, 2023

Conservatorship of Connie Patterson

By Lesli Oliver Wright, Conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Oliver Wright, Conservator for Connie Patterson** 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 5th day of September, 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