Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0147

Karen Johnson Davidson County
Batch # 1080520 DEEDWARR
12/11/2023 11:55:02 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20231211-0095360

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of December, 2023

Kayla R. Johnson
Notary Public

Commission Expires: 3/22/27

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Black Lion Enterprises LLC 2828 Elm Hill Pike, Ste 110 Nashville, TN 37214	NEW OWNER	108-12-0-154.00

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 of Janice Henderson, Docket No. 23P-603, Seventh 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

Black Lion Enterprises 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 Lot No. 42B, Zone Lot Division, Lots 39, 40, 42, 118, 119, & 120, Section 4, East Lake Subdivision, as shown by plat of record in Plat Book 6250, Page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Janice L. Henderson, unmarried, by Warranty Deed from Debrah Ann Davis, dated 5/22/2000 and recorded 6/7/2000 in Instrument No. 20000607-0056648, Register's Office for Davidson County, Tennessee. Lesli Oliver Wright was appointed as Conservator of Janice Henderson by Order Appointing Conservator, dated 4/13/2023 in Docket No. 23P-603, in the Seventh Circuit Court of Davidson County, Tennessee. Order Approving Proposed Real Estate Contract, dated 12/1/2023 in Docket No. 23P-603, in the Seventh 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: 3262 Lakeford Drive Nashville, TN 37214.

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Hendersonville, TN 37075

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 7th day of December, 2023.

Conservatorship of Janice Henderson

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 of Janice Henderson** 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 7th day of December, 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