Karen Johnson Davidson County
Batch# 1118082 DEEDWARR
04/02/2024 03:31:30 PM 10 pgs
Fees: $53.00 Taxes: $1,424.50
20240402-0023181

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me this 1st day of April, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
HON JV III Titleholder, LLC 8333 Douglas Avenue Suite 925 Dallas, TX 75225	Same	181-14-0A-223.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Daniel Groover as Conservator for Christine A. Hartnett, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **HON JV III Titleholder, LLC, a Texas Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 131 on the Plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration of Declaration of Protective Covenants, Conditions, and Restrictions and Easements of the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christine A. Hartnett, an unmarried woman, by deed from Paul McCann and wife Denise McCann of record in Instrument No. 20130701-0067499, Register's Office for Davidson County, Tennessee, and dated June 28, 2013.

Order of Conservatorship attached as "Exhibit A" and fully incorporated herein.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Villas at Concord Place of record in Instrument No. 20070130-0012170 Register's Office for Davidson County, Tennessee.

3. Charter of Villas at Concord Place Homeowners Association of record in Instrument No. 20081219-0121383 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20050922-0114218, Supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20070130-0012170, and amended in Instrument No. 20061228-0160255 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 8716 Ambonnay Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of April, 2024.

Christine A. Hartnett by Daniel Groover, her Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Daniel Groover, with whom I am personally acquainted, and who acknowledged themselves to be the Conservator for Christine A. Hartnett, and as such Conservator being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Christine A. Hartnett

Witness my hand, at office, this 1st day of April, 2024.

Notary Public

My Commission expires: 2-7-27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

"Exhibit A"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

DANIEL GROOVER, *Petitioner*	)	
	)	
	)	**Case No. 23P2321**
In re the Conservatorship of CHRISTINE A. HARNETT *Respondent*	)	

AMENDED ORDER OF CONSERVATORSHIP

A hearing in this matter was held on January 25, 2024, before the Honorable Judge Lynne Ingram upon the *Petition For Appointment Of Conservator Tennessee Code Annotated §34-3-104* filed by Petitioner, **DANIEL GROOVER** (hereinafter, "Petitioner"), regarding his mother, Respondent **CHRISTINE A. HARNETT** (hereinafter, "Respondent").

Present and before the court were Petitioner, *Guardian Ad Litem* **MICHELLE HANDELSMAN** (hereinafter, "GAL"), and Counsel for Petitioner **R. MICHELLE HOWSER**.

The following are the findings of fact and conclusions of law held by the Court:

1. The report of the GAL was filed on or about January 22, 2024, and was accepted by this Honorable Court.
2. This Honorable Court agrees that based upon the report of the GAL, pleadings, and argument of counsel Respondent is a person in need of a conservatorship and such is necessary for the welfare and benefit of the Respondent.
3. The necessary documentation from physicians has been provided to this Honorable Court.
4. This Honorable Court agrees based upon the report of the GAL, pleadings, and testimony that Petitioner is the proper person to manage the affairs of Respondent.

5. The Court finds by clear and convincing evidence that appointing Petitioner as conservator over Respondent is the least restrictive means to ensure the care of the Respondent and serves the Respondent's best interests.

Based upon the pleadings, report of the GAL, testimony, and the entire record as a whole it is **ORDERED**, **ADJUGED**, and **DECREED**, that:

1. **DANIEL GROOVER** is hereby appointed Conservator over the property and person of **CHRISTINE A. HARNETT.**
2. The Davidson County Probate Court shall issue the necessary letters of conservatorship directly to Petitioner in a timely manner.
3. Petitioner is a fit and proper person to serve as Conservator of the person and property.
4. Respondent's physician(s) believe this conservatorship is proper.
5. The Conservator has the right to do the following:
   - **A.** Make decisions to consent to or withhold consent to admission to or placement in group homes, supportive living facilities, nursing homes, skilled nursing facilities, assisted living facilities, residential treatment facilities, any other long term or short-term care facilities, or other residential or custodial placements, and to enter contracts for admission or placement in such facilities;
   - **B.** Request release, discharge, or transfer from any group home, supportive living facility, nursing home, assisted living facility, residential treatment center, or any other residential or custodial facility or placement;
   - **C.** Give, refuse, or withdraw consent to medical and mental examinations, treatment, rehabilitation, and hospitalization;
   - **D.** Give, refuse, or withdraw consent to reproductive care and procedures;

E. Apply for admission to a public or private hospital, rehabilitation facility or other treatment resource for treatment of medical conditions or mental illness or serious emotional disturbance;

F. Request release from any public or private hospital, rehabilitation facility or other treatment resource for treatment of a medical condition, mental illness, or a serious emotional disturbance;

G. Consent, grant informed consent, refuse consent or withdraw consent to diagnostic procedures and testing, including, but not limited to invasive procedures;

H. Consent, grant informed consent, refuse consent or withdraw consent to all treatment, including, but not limited to, surgery as well as medication and administration of medications for treatment of medical conditions, mental illness, or serious emotional disturbance;

I. Consent to participate in activities and therapies which are reasonable and necessary for the rehabilitation of Respondent.

J. Consent, refuse consent or revoke consent for disclosure of protected health information and mental health treatment records, including psychotherapy notes;

K. Request access to protected health information, medical information, and mental health treatment records, including psychotherapy notes;

L. Request amendments to protected health information, medical records, mental health treatment records, including psychotherapy notes;

M. Apply for benefits, public and private, for which Respondent may be eligible, specifically but not exclusively from the Social Security Administration and State of Tennessee;

N. Make purchases, enter contractual relationships, write checks, authorize withdrawals or payments from bank accounts, open and close bank accounts, endorse, deposit or authorize deposits into bank accounts;

O. File or submit documents as necessary with Medicare, Medicaid, TennCare, or other insurers or healthcare payors for the purposes of satisfying expenses of medical care, mental health treatment, skilled nursing care, nursing homes, long term care facilities and any other healthcare providers or facilities;

P. Apply to Social Security Administration to be named as Representative Payee for Respondent;

Q. Manage Respondent's financial and business affairs;

R. Dispose of or care for Respondent's personal property;

S. Access or obtain copies of Respondent's financial and banking records, pension benefit records, insurance records, social security records, Medicare/Medicaid records, and to grant authorization for disclosures of any such records;

T. Execute instruments of legal significance;

U. Pay Respondent's bills and protect and invest the Respondent's income and assets;

V. Apply Respondent's income and assets for the needs of Respondent;

W. Determine whether Respondent may utilize a Tennessee driver's license for the purpose of driving;

X. Engage attorney(s) to prosecute and defend lawsuits or to perform legal services for the benefit of Respondent,

Y. Exercise any other rights and powers necessary to implement the above functions; and

Z. Any other actions necessary to provide for Respondent's care and maintenance.

6. Pursuant to *T.C.A. 34-1-116* Conservator shall have the right to transfer convey or sell any real property owned by the Ward.
7. Bond is hereby reserved until the proper Accountings, Inventory and Property Management reports are submitted to the Special Master. The Special Master shall then determine if a bond is necessary and the amount subject to hearing.
8. **Howser & Associates, PLLP**, shall be relieved as attorneys of record for Petitioner upon entry of this order.
9. *Guardian Ad Litem* **Michelle Handelsman** shall be relieved as Guardian Ad Litem upon entry of this order and shall submit an affidavit of her fees for approval by the Court.

INTENTIONALLY LEFT BLANK FOR ELECTRONIC SIGNATURE

APPROVED FOR ENTRY:

Brandy Arena

R. MICHELLE HOWSER, BPR #025891
BRANDY ARENA, BPR #035031
Howser & Associates, PLLP.
1500 Medical Center Pkwy.
Suite 3A-1
Murfreesboro, Tennessee 37129
Telephone: (615)801-8602
Email: brandy@borofamilylegal.com
michelle@borofamilylegal.com
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I certify that on the date shown below I gave notice as required by the *Tennessee Rules of Civil Procedure* and served a copy of the above on the opposing party(ies) by _____hand delivery, _____ fax, _x_ email, _____ U.S. Mail,_____ online filing system and / or _____ Other:

MICHELLE HANDELSMAN, ESQ.
Handelsman Law PO Box 50583
Nashville, TN 37205-0583
Email: shellie@handelsmanlaw.com
Guardian Ad Litem

Brandy Arena
Howser & Associates, PLLP

March 14, 2024
Date

Case Title: GROOVER V HARTNETT

Case Number: 23P2321

Type: APPOINTING ORDER (DUE TO MENTAL INCAPACITY) - CONSERVATORSHIP INVENTORY REQUIRED

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Lynne T. Ingram

Judge Lynne T. Ingram, Eighth Circuit

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 1st day of April, 2024

Sheri Engel

Dated 4/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of April, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

