Karen Johnson Davidson County
Batch# 1120691 DEEDWARR
04/09/2024 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $297.85
20240409-0025047

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 **$80,500.00**

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

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public **Affiant**

My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Thomas Taylor Jr. & Ann Taylor **3944 Augusta Drive** **Nashville, TN 37207**	Same as New Owner	**059-11-0-134.00**

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 **Dorothy Stallworth by Guardianship and Trusts Corporation, a Tennessee nonprofit corporation as court-appointed conservator**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Thomas Taylor, Jr. and Ann Taylor, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 353, as shown on the map entitled the Plan of Haynes Manor, Section 3, of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIE STALLWORTH AND WIFE, DOROTHY JEAN STALLWORTH, by deed from SHIRLEY M. WAGGONER, of record in Book 6637, Page 587, dated August 21, 1985, said Register's Office. WILLIE STALLWORTH having since died on or about December 11, 2011 leaving DOROTHY JEAN STALLWORTH ALSO KNOWN AS DOROTHY FORD STALLWORTH as surviving tenant by the entirety.

Pursuant to court order in case styled, In Re: The Conservatorship of Dorothy Stallworth in the Second Circuit Court of Davidson County, Tennessee Docket No. 21P-185, the said Guardianship and Trusts Corporation, a Tennessee non profit corporation was appointed conservator over the person and property of Dorothy Stallworth by order entered October 6, 2022.

This is improved property known as: 3944 Augusta Drive, Nashville, TN 37207

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(s), their 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(s), 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 1st of April, 2024.

Dorothy Stallworth by Guardianship and Trusts Corporation, a Tennessee nonprofit corporation as court-appointed conservator

Dora Mitchell

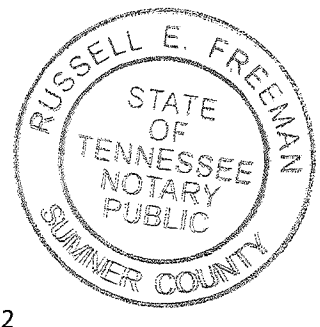
By: Dora Michell, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, **Russell E. Freeman**, a Notary Public of the State and county mentioned, personally appeared **Dora Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be **Secretary** (or other officer authorized to execute the instrument) of **Guardianship and Trusts Corporation, a Tennessee nonprofit corporation**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized officer.

Witness my hand, Goodlettsville, Tennessee, this 1st day of April, 2024.

Notary Public
Commission Expires: 12/03/2024



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **04/01/2024** [DATE].

AFFIANT SIGNATURE

04/09/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **9th** day of **April**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

