WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-28-26 (AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

W-P-24-2625

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hawkwood Lane, LLC	SAME	
(NAME)	(NAME)	**060-16-0-181.00**
146 Southridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SENIOR CITIZENS, INC. DBA FIFTYFORWARD, A TENNESSEE NON-PROFIT CORPORATION, CONSERVATOR FOR IDELLA MANNING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAWKWOOD LANE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 370 on the Plan of Joywood Heights, Section II-A, as of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 370 fronts 60 feet on the northerly side of Flamingo Drive and runs back between lines 355 feet on the easterly side and 297 feet on the westerly side to a dead line in the rear on which it measures 147.5 feet thereon.

Being the same property conveyed to Idella Manning by Warranty Deed from George A. Steele, Jr. and wife, Deborah J. Steele of record in Book 6977, page 554, Register's Office for Davidson County, Tennessee, dated September 10, 1986 and recorded on September 12, 1986.

Notice of Conservatorship of Idella Manning, having been granted in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 23P911.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2625 Flamingo Dr, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1125551 DEEDWARR
04/22/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240422-0028722

Witness my/our hand(s) this the 18th DAY OF APRIL, 2024.

FIFTYFORWARD, a Tennessee non-profit corporation,
as Conservator for Idella Manning

BY: [signature] for conservator Fifty Forward
Kristen Maloney
Authorized Agent

BY: [signature] agent for conservator FiftyForward
Stephanie Whittin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN MALONEY AND STEPHANIE WHITTIN, AUTHORIZED AGENTS of FIFTYFORWARD, a Tennessee non-profit corporation, as the CONSERVATOR for IDELLA MANNING, (the within named bargainor) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed in his capacity as AUTHORIZED AGENTS of FIFTYFORWARD, as CONSERVATOR of the within named Bargainor.

Witness my hand and official seal, this the 18th of April, 2024.

[signature]
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 18, 24 (date of document).

Jennifer L. Pennell

April 22, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

