Karen Johnson Davidson County
Batch # 1148947 DEEDWARRSP
06/20/2024 08:22:45 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20240620-0046088

| | |
|---|---|
| **SPECIAL WARRANTY DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater.<br>for this transfer is $281,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me.<br>This 14th day of June, 2024.<br><br>Notary Public<br><br>My Commission Expires |

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

| Address New Owners as: | Tax Bill To | Map / Parcel |
|---|---|---|
| **Maria Dongas**<br>6341 Wildwood Drive<br>Brentwood, TN 37027 | New Owner | 172-0-130.00 |

**This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.**

For and in consideration of the sum of One Dollar and Zero Cents ($1.00) cash in hand paid, know all persons by these presents, **Guardianship and Trust Corporation, Conservator for Dorothy Stallworth**, (hereinafter referred to as "Grantor") does hereby transfer, and convey unto **Maria Dongas, married** (hereinafter referred to as the "Grantee"), Grantee's heirs and assigns, all of the interest in the following described parcel of real estate located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 437 on the Olan of Haynes Manor Section 3, of record in Plan Book 4175, Page 11, Register's Office of Davidson County.**

**Said Lot No. 437 fronts 69.00 feet on the easterly margin of Dubois Drive and extends back 110.00 feet on the northerly line and 146.8 feet on the southerly line to a broken line in the rear, measuring 117.3 feet thereon.**

**Being the same property conveyed to Willie Stallworth and wife, Dorothy Stallworth, by Warranty Deed from Bank of America Illinois Trustee, in**

**record of Record Book 11608, pages 75-77. Willie Stallworth is deceased, and title vested in Dorothy Stallworth as the sole surviving tenant by the entirety.**

**A conservatorship has been established for Dorothy Stallworth in Case No. 21P185, Davidson County Second Circuit Court.**

**This sale has been approved by the Second Circuit Court for the 20th Judicial District State of Tennessee, in an order executed on May 30, 2024 in Case No. 21P185.**

**This is improved real property commonly known as 3862 Dubois Drive, Nashville, Tennessee 37207.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 2024 Taxes for Davidson County, a lien not yet due and payable. Map & Parcel 59-11-130
2. Restrictions of record in Book 4228, Page 685, said Register's Office.
3. Any and all matters appearing on the plat of record in Plat Book 4175, page 11, said Register's Office.

**TO HAVE AND TO HOLD** the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantor covenants and binds herself, her heirs and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor in his capacity as, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 14 day of June 2024.

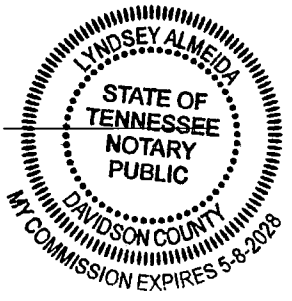
Grantor:
**Guardianship and Trust CVTR**
**For Dorothy Stallworth**

Dora Mitchell
**By: Dora Mitchell, as Secretary**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Dora Mitchell, Secretary for Guardianship and Trust CVTR, Conservator for Dorothy Stallworth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Secretary for Guardianship and Trust CVTR, Conservator for Dorothy Stallworth**, and as such **Secretary** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Guardianship and Trust CVTR, Conservator for Dorothy Stallworth,** the within named bargainor, and that she as such **Secretary,** executed the foregoing instrument for the purpose therein contained, by signing the name **Dora Mitchell, Secretary for Guardianship and Trust CVTR, Conservator for Dorothy Stallworth.**

WITNESS my hand and official seal at Nashville, Tennessee, this 14th **day of** June, **2024.**

My Commission Expires: 


Notary Public