Karen Johnson
Batch # 1156705
07/11/2024 02:17:16 PM
Fees: $18.00 Taxes: $2,412.40

Davidson County
DEEDWARRSP
3 pgs

20240711-0052182

| | |
|---|---|
| **SPECIAL WARRANTY DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater. for this transfer is $652,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me. 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 |
|---|---|---|
| **Trey Sherrod**<br>510 S. Main Street<br>Springfield, TN 37172 | New Owners | 092-10-0-163.00 |

**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 **John R. Sherrod, III** (hereinafter referred to as the "Grantee"), Grantee's successors 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 a part of the westerly part of Tract 5 and being marked on a 2.8-acre tract shown on the Plan of I. L. Pendleton's Subdivision of the Steger Home Place, as of record in Book 421, page 106, Register's Office for Davidson County, Tennessee, and described as follows:**

**Beginning at a point in the northerly margin of Delaware Avenue, formerly Craft Street, 196 feet east of the easterly margin of 31st Avenue, said point being the southwest corner of this tract and the southeast corner of Lot 4, shown on said Plan; thence easterly with the northerly margin of Delaware Avenue, 90 feet to a point; thence northerly 415 feet more or less, to the south margin of a 15-foot alley; thence with the margin of same, westerly 97.5 feet,**

**more or less; to the intersection of the east line of a 10-foot alley. Thence with the line of the same, passing the north margin of Minden Street at 243.5 feet, more or less, continuing along the east terminus of said street, 40 feet to the northeast corner of Lot 4 of said plan and continuing along the easterly line of the same southerly 170 feet to the point of beginning, being a total distance on the west line of 453.5 feet, more or less.**

**Being the same property conveyed to Willie Stallworth and wife, Dorothy Stallworth, by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., in record of Record Book 8443, pages 650-652. Willie Stallworth having since died on December 30, 2011 and title vested in Dorothy Stallworth as sole 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 3002 Delaware Drive, Nashville, Tennessee 37209.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2024 and subsequent years, a lien not yet due and payable. Map & Parcel 092-10-0-163.00
2. Any and all matters appearing on the plan of record in Book 421, page 106, 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 her capacity as, but not otherwise.

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

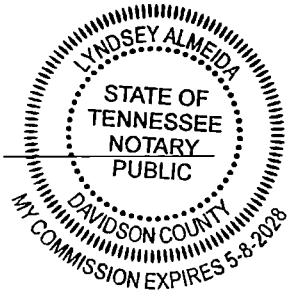
Grantor:
**Guardianship and Trust CVTR**
**For Dorothy Stallworth**

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.**




Lyndsey Almeida
Notary Public

My Commission Expires: