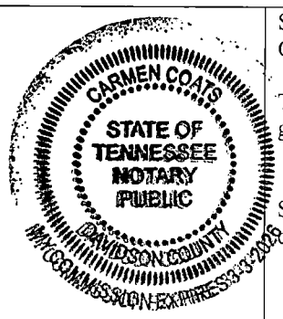
Karen Johnson
Batch # 1182246
09/16/2024 03:27:21 PM
Fees: $28.00 Taxes: $732.60
Davidson County
DEEDWARR
5 pgs
20240916-0071466

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kimberly Littles	New Owner(s)	082-07-0-418.00
112 Wiley Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSE L. KAY AND DONZELLA L. KAY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY LITTLES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 29 on the Map of Miller's Addition to Edgefield, now East Nashville, is of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the Westerly side of North 5th, formerly Cleveland Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Harold D. Street and wife, Roberta Lee Street by Warranty Deed from Robert E. Lee and wife, E.E. Lee of record in Book 2541, page 83, Register's Office for Davidson County, Tennessee, dated June 01, 1956 and recorded on June 01, 1956.

Being the same property conveyed to Jesse L. Kay and Donzella L. Kay (married) by Quitclaim Deed from Sorena Roberta Street (also known as Roberta Lee Street), individually and as the wife of now Deceased, Harold D. Street (also known as H.D. Street) of record in Instrument No. 201606030056393 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 03, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 802 North 5th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2024.

Jesse L Kay

Jesse L. Kay

Donzella L Kay by Jesse Kay her Conservator Jesse L Kay

Donzella L. Kay by Jesse L. Kay,
her Conservator

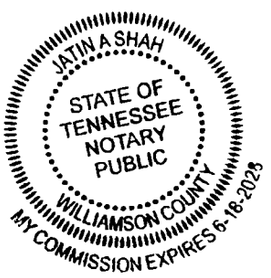
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jesse L. Kay, individually, and as Conservator for Donzella L. Kay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2024.

Notary Public

My Commission Expires: 6-18-2028



IN THE CIRCUIT COURT FOR DAVIDSON COUNTY
AT NASHVILLE, TENNESSEE
PROBATE DIVISION

IN THE CONSERVATORSHIP OF DONZELLA KAY	)	
	)	Case No. 22P-1891

ORDER APPROVING SALE OF REAL PROPERTY

This matter came to be reviewed by the Court on the record and on an expedited basis. The Court finds:

1. Jessie Kay ("Petitioner") is the Conservator and husband of Donzella Kay ("Ward").

2. Petitioner and Ward have been married for 45 years.

3. Ward is under a conservatorship in this Court.

4. Petitioner and Ward purport to own the property known as 802 N. 5th Street North, Nashville, Tennessee 37207 ("Property").

5. The Ward and the Conservator have received an offer from Kimberly Littles ("Littles Offer") to buy the Property for $195,000.00.

6. Petitioner desires to accept the Littles Offer, enter into a contract with respect to the Littles Offer, and close on the sale of the Property pursuant to the Littles Offer.

7. The purchase price reflected in the Littles Offer is less than the Davidson County Property Tax Appraisal value for the Property. However, the Court finds that such purchase price does represent the fair market value of the Property because extensive repairs are needed to the house located at the property.

8. The Court further finds that the sale of the Property is in the best interests of Ward due to the advanced ages of Ward and Petitioner, the lack of financial resources by Petitioner and Ward for the making of necessary repairs, and the need for liquidity to pay the living and care expenses of Ward.

IT IS THEREFORE ORDERED THAT:

a. Petitioner, in his capacity as Conservator for Ward, is authorized to enter into a contract to accept the Littles Offer and to execute such documents as may be reasonably necessary to close on the sale of the Property pursuant to the contract.

b. One half of the net proceeds of the sale of the Property shall be payable to Ward's conservatorship and placed in the conservatorship account to be held, expended and otherwise administered for the benefit of Ward.

c. Within thirty days of closing the sale, Petitioner, in his capacity as Conservator for Ward, shall file a copy of the final ALTA settlement statement and an amended inventory so that Probate Master Johnson may set an appropriate fiduciary bond consistent with the bondable assets on hand.

d. Counsel for Petitioner shall provide a copy of this Order, as entered, to all interested persons.

ELECTRONIC SIGNATURE OF JUDGE TO FOLLOW BELOW

Case Title: KAY V KAY

Case Number: 22P1891

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit