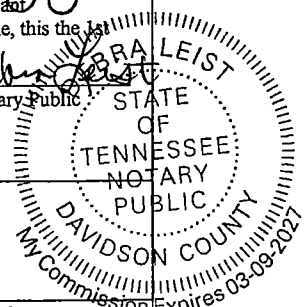
Warranty Deed

Karen Johnson Davidson County Batch # 1305829 DEEDWARR 08/04/2025 01:42:57 PM 6 pgs Fees: $33.00 Taxes: $2,627.00 20250804-0061599	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this the 1st day of August, 2025. 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:
Andrew Fletcher Allison Fletcher	Ascend Federal Credit Union	117-06-0A-002.00-CO
2922 Wellesley Trace	P.O. Box 1210	
Nashville, TN 37215	Tullahoma, TN 37388	

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, **SHARON HILL SPENCER, HEIR AT LAW OF MRS. R.P. HILL AKA CLARA E. HILL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON FLETCHER AND ANDREW FLETCHER, WIFE AND HUSBAND**, 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:

A Certain condominium apartment located in Davidson County, Tennessee, being Unit No. 1-A as shown on the condominium Plat of Lots Nos. 1 and 2, Revision No. 2 Wellesley Trace, Section 2, of record in Book 5210, page 4 Register's Office for said County, to which plat reference is here made, together with appurtenant interest belonging thereto, as set out in the Master Deed and By-Laws of Wellesley Trace Homeowners Association of record in Book 5054, page 633, said Register's Office, and as made applicable to Unit No. 1-A by amendment to said Master Deed and By-Laws of record in Book 5222, page 808, said Register's Office.

Being the same property conveyed to Mrs. R. P. Hill by Warranty Deed from Dudley Warner and Associates, Inc of record in Book 5231, page 971, Register's Office for Davidson County, Tennessee, dated December 8, 1977 and recorded on December 9, 1977 and Re-recorded on December 27, 1977 in Book 5236, Page 957, Register's Office for Davidson County, Tennessee. The said Mrs. R.P. Hill has since died. By Affidavit of Heirship of record in Instrument No. 20150903-0089880 and Instrument No. 20150903-0089881, said Register's Office. Sharon Hill Spencer was established as the heir at law of Mrs. R.P. Hill, also known as Clara E. Hill.

Note: Cathryn Armistead appointed as Conservator for Sharon Hill Spencer. See Docket No. 25P1095 in the First Circiut Couty for Davidson County, Tennessee, Probate Division and recorded as Exhibit A.

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 2922 Wellesley Trace, Nashville, TN 37215, 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 1st day of August, 2025.

Sharon Hill Spencer

By: _____

Cathryn Armistead, Conservator

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cathryn Armistead, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon Hill Spencer, as her Conservator, and acknowledged that she executed the same as the free act and deed of Sharon Hill Spencer.

Witness my hand and seal this 1st day of August, 2025.

Martha S. Whitman
Notary Public

My Commission Expires: 01/30/2027

MARTHA S. WHITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

IN THE FIRST CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

CONSERVATORSHIP OF	)	
SHARON HILL SPENCER,	)	
Respondent.	)	**Case No.: 25P1095**
	)	

ORDER APPROVING SALE OF REAL PROPERTY AND CONTRACT

This matter came before the Honorable Judge David Briley, on the *Petition to Approve Sale of Real Property* filed by the Conservator Cathryn Armistead. Upon review of the pleadings and statements of the Conservator, as well as the statements of counsel Jonathan Faught for the son Sladen Spencer, and the Guardian Ad Litem, Michele Hodges, the Court GRANTS the Petition and makes the following **FINDINGS** and **ORDERS**:

1. On July 10, 2025, Cathryn Armistead was appointed as Conservator over the property of Respondent Sharon Spencer ("Respondent")
2. Respondent is the sole owner of certain real property in Davidson County located at 2922 Wellesley Trace, Nashville, Tennessee 37215 and more particularly described as:

> "A certain condominium apartment located in Davidson County, Tennessee, being Unit No,. 1-A as shown on the condominium Plat of Lots No's 1 and 2, Revision No. 2 Wellesley Trace, Section 2, of record in Book 5210, page 4 Register's Office for said County, to which plat reference is here made, together with appurtenant interest belonging thereto, as set out in the Master Deed and By-Laws of Wellesley Trace Homeowners Association of record in Book 5054, page 633, said Register's Office, and as made applicable to Unit No. 1-A by amendment to said Master Deed and By-Laws of record in Book 5222, page 808, said Register's Office.
> Being part of the same property conveyed to Grantor by deed from Dudley Warner and wife of record in Book 4996, page 124, said Register's Office. Unit No. 1-A is subject to the Plat of record and to Master Deed and By-Laws which are of record in Book 5054, page 633, said Register's Office, and as amended in Book 5222, page 808, said Register's Office.

3. The Court specifically waives the time period for answering the Petition given the agreement of all the parties including the conservator who brought the Petition.
4. The Court finds it to be in the manifest best interest of the Respondent to grant this Petition expeditiously.
5. The Court finds a contract was entered into between Andrew Fletcher and Allision Fletcher (Buyers) and Sladen Spencer POA for Sharon Hill Spencer. The contract sales price is $710,000, with seller to pay title insurance and up to $13,500 of buyers closing costs, as well as 6% commission ("the contract").
6. Permission is hereby granted to substitute the Conservator Cathryn Armistead as the selling party, in lieu of "Sladen Spencer POA for Sharon Hill Spencer".
7. The Conservator Cathryn Armistead is granted full authority to convey the real property listed herein above to Andrew Fletcher and Alison Fletcher per the terms of the contract., including the authority to execute a warranty deed.
8. The Court finds the sales price to be the fair market value of the property and the contract to be commercially reasonable.
9. The proceeds from the sale shall be deposited in the conservatorship estate and the Conservator shall file the ALTA upon receipt.

****Judicial Signature Page to Follow****

Respectfully Submitted:

/s/ Cathryn Armistead
Cathryn Armistead #034698
1050 Hamilton Station Boulevard
Suite 200
Lebanon, Tennessee 37087
P: (615) 449-8700
F: (615) 449-8759
Cathryn@malawtn.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been sent via first class U.S. mail to the following this the 29th day of July 2025.

Sharon Spencer
Via Hand Delivery

Sheryl Lauren Spencer
1350 Rosa L. Parks Blvd., Unit 423
Nashville, TN 37208

The Health Center at Richland Place
504 Elmington Avenue
Nashville, TN 37205

Michele Hodges
Michelehodges@hodgeslawllc.com

Jonathan Faught
jonathan@faughtlaw.com

/s/ Cathryn Armistead
Cathryn Armistead 034698

Case Title: SPENCER V SPENCER

Case Number: 25P1095

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

C. David Briley

Judge C. David Briley, First Circuit