Karen Johnson Davidson County
Batch# 1384925 DEEDWARR
02/24/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260224-0014582

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Dannita Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2026.

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1/30/29
File No. 26-25014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MC Estates LLC (NAME)	New Owner (NAME)	052-12-0A-013.00
2318 McGavock Pike (STREET ADDRESS)	~ (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	~ (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dannita Mays, Conservator of The Conservatorship of Theola Futch**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MC Estates LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 13 on the Final Plat of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Theola Futch, married by Warranty Deed dated January 2, 2004 from Ricky Earps, recorded January 21, 2004, in Instrument Number 20040121-0008157, in the Register's Office of Davidson County, Tennessee.

Dannie Futch, spouse of Theola Futch, having since died on September 6, 2019 thereby vesting subject property in Theola Futch.

Dannita Mays was appointed Conservator for Theola Futch by Order for Appointment of Conservator filed June 13, 2025 under Docket No. 25P161 in the Probate Court for Davidson County, Tennessee. Order to Sell subject property was filed June 5, 2025.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2128 Candlebrook Ct, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of February, 2026.

Conservatorship of Theola Futch

By: X Dannita Mays
Dannita Mays, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dannita Mays, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Conservator of Conservatorship of Theola Futch, the maker or a constituent of the maker and are authorized by the maker or by its constituent, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of February, 2026.

Notary Signature
My commission expires: 12/26/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/20/26 (date of document).

Affiant Signature

2/20/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 20th day of February, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29