Karen Johnson Davidson County
Batch# 263675 DEEDWARR
07/29/2019 03:57:49 PM 3 pgs
Fees: $18.00 Taxes: $2,602.95
20190729-0074622

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60562

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lauren Riegle Trevor Mitchell 106 Lincoln Court Nashville, TN 37205	PINNACLE BANK 15025 BALLENCROFT PKWY, 2nd FLOOR CHARLOTTE, NC 28277

TAX MAP PARCEL NUMBERS: 11613011900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$703,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chase Davidson and wife, Brittany Davidson, as to a two-thirds (2/3) interest and Teresa H. Davidson, as to a one-third (1/3) interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Riegle, as to an undivided 60% interest, Trevor Mitchell, as to an undivided 40% interest, as tenants in common with Right of Survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 of Block 1 on the Plan of the Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chase Davidson and wife, Brittany Davidson, as to a two-thirds (2/3) interest in the property, and Keith A. Davidson and wife, Teresa H. Davidson, as to a one-third (1/3) interest in the property, with the fractional interests, as they relate to one another, to be held as tenants in common, by Warranty Deed from Barbara F. Doyle, and husband, Raymond Michael Doyle, dated August 11, 2017, recorded August 14, 2017, of record in Instrument No. 20170814-0083258, said Register's Office. By Quitclaim Deed dated October 3, 2017, recorded October 10, 2017, of record in Instrument No. 20171010-0103971, said Register's Office, Keith A. Davidson conveyed his interest in subject property to Teresa H. Davidson.

Subject property was never the marital residence of Teresa H. Davidson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. All matters shown on The Plan of record in Book 547, page 141, said Register's Office.

This instrument is executed on behalf of Teresa H. Davidson by Chase Davidson pursuant to a Power of Attorney executed by her on the 26th day of June, 2019, of record in Instrument No. 20190729-0074621 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 106 Lincoln Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of July, 2019.

Chase Davidson **Brittany Davidson**

Teresa H. Davidson by Chase Davidson attorney-in-fact
Teresa H. Davidson by Chase Davidson, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 19th day of July, 2019, before me the undersigned authority, personally appeared **Chase Davidson and Brittany Davidson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Chase Davidson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Teresa H. Davidson**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2019.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $703,500.00.

Affiant

Sworn and subscribed before me this 19th day of July, 2019.

My Commission Expires: CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Chase Davidson, Brittany Davidson, and Teresa H. Davidson

TO: Lauren Riegle

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Chase Davidson, Affiant

Sworn to and subscribed before me this 19th day of July, 2019.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022