This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5652

Karen Johnson Davidson County
Batch# 323992 DEEDWARR
12/03/2019 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $640.10
20191203-0124480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2019

Notary Public
My Commission Expires: 11-3-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Avi Elfersy 1800 Jay Circle Nashville TN 37207	New Owner	071-08-0-317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Charlie Benton Davidson, Jr, Bettye Jean Restle, and David Dwayne Davidson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Avi Elfersy**, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Joywood of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlie Benton Davidson, by deed from Johnnie Bedford Davidson, Nettie Irene Numes, Charlie Benton Davidson, Edith Carol McWhirter, Henry Clay Davidson, William D. Stevens, Trustees of The William D. Stevens Revocable Living Trust, Bonnie Jean Davidson Shepard, Sheila Francis Davidson Damore, Shirley Thompson, Guardian of the person of Joey Edward Davidson and Frank Gary Davidson, of record in Instrument No. 20040708-0081099, Register's Office for Davidson County, Tennessee, dated June 8, 2004 and recorded on July 8, 2004. The said Charlie Benton Davidson having since died on September 25, 2019. Pursuant to the Affidavit of Heirships of record in Instruments Nos. 201912030124476 and 201912030124477, title to the property has vested unto Charlie Benton Davidson, Jr, Bettye Jean Restle, and David Dwayne Davidson as the heirs at law of Charlie Benton Davidson, deceased. See also, Quitclaim Deed from Carole Davidson to Charlie Benton Davidson, Jr, Bettye Jean Restle, and David Dwayne Davidson, dated November 25, 2019, recorded on _____, 2019, of record in Instrument No. 201912030124475, Register's Office for Davidson County, Tennessee.

This Instrument is executed on behalf of Bettye Jean Restle and David Dwayne Davidson (each a "Principal") by Charlie Benton Davidson, Jr, ("Attorney in Fact"), pursuant to that certain Power of Attorney of record in Instrument No. 201912030124478 and Instrument No. 201912030124479, 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 located at: **1800 Joy Circle, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2019.

GRANTOR:

Charlie Benton Davidson Jr

Charlie Benton Davidson, Jr

Bettye Jean Restle by Charlie Benton Davidson Jr as attorney-in-fact

Bettye Jean Restle, by Charlie Benton Davidson, Jr., as Attorney-in- Fact

David Dwayne Davidson Jr. by Charlie Benton Davidson Jr as attorney-in-fact

David Dwayne Davidson, by Charlie Benton Davidson, Jr., as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charlie Benton Davidson, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of November, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

C Butler

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charlie Benton Davidson, Jr., the within named bargainor(s), 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 Bettye Jean Restle, and David Dwayne Davidson, ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 27th day of November, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

C L Butler
Notary Public
My Commission expires: 9-20-21

EXHIBIT "A"
of Warranty Deed

From: Charlie Benton Davidson, Jr, Bettye Jean Restle, and David Dwayne Davidson
To: Avi Elfersy

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Charlie Benton Davidson
Affiant

WITNESS my hand and seal at office this 27th day of November, 2019.

C L Butler
Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

201912030124480

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM