PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Karen Johnson Davidson County
Batch# 329408 DEEDWARR
12/13/2019 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20191213-0128794

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.: 60816

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric John Daigle 4400 Belmont Park Terrace #225 Nashville, TN 37215	InterLinc Mortgage Services, LLC 10613 W. Sam Houston Pkwy N. Houston, TX 77064

TAX MAP PARCEL NUMBERS: 131030C22500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet Claire Tuck, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric John Daigle and Shane Pittman, as joint tenants with rights 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 No. 225 on the Plan of Arden Place, Section Nine, of record in Book 5210, page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Tuck and wife Helen S. Tuck by Warranty Deed from Leslie Phillips and wife Phyllis S. Phillips dated May 31, 2007 and recorded on June 5, 2007 of record in Instrument No. 20070605-0067150, Register's Office for Davidson County, Tennessee. The said Helen S. Tuck has since died. By Quitclaim Deed dated November 21, 2011, recorded November 28, 2011, or record in Instrument No. 20111128-0092379, said Register's Office, subject property was conveyed to William A. Tuck, Jr. Trustee of the William A. Tuck, Jr. Trust as amended and restated on January 17, 2008. Subject property was further conveyed to Janet Claire Tuck by Quitclaim Deed dated July 1, 2019, recorded July 2, 2019, of record in Instrument No. 20190702-0064442, said Register's office.

David Hobson, spouse of Janet Claire Tuck, joins in this conveyance solely to convey any and all marital interest in subject property.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, page 73, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of David Hobson by Janet Claire Tuck pursuant to a Power of Attorney executed by him on the _____ day of December, 2019, of record in Instrument No. _201912130128793_, 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 4400 Belmont Park Terrace, # 225, Nashville, TN 37215

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 12th day of December, 2019.

Janet Claire Tuck
Janet Claire Tuck

David Hobson by Janet Claire Tuck
David Hobson by Janet Claire Tuck, Attorney-In-Fact
Attorney-In-Fact

State of Tennessee

County of Davidson

On this 12th day of December, 2019, before me the undersigned authority, personally appeared **Janet Claire Tuck,** 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, **Janet Claire Tuck** 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 **David Hobson**, 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 12th day of December, 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: $370,000.00.

Affiant

Sworn and subscribed before me this 12th day of December, 2019.

My Commission Expires: 1/3/2023

Notary

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Janet Claire Tuck

TO: Eric John Daigle

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.

Janet Claire Tuck
Janet Claire Tuck, Affiant

Sworn to and subscribed before me this 12th day of December, 2019.

Notary Public

My Commission Expires: _____

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

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

