Karen Johnson Davidson County
Batch# 358870 DEEDWARR
02/14/2020 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20200214-0017406

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.: 60841

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan E. Dudley Leona M. Pratt 3733 West End Avenue #107 Nashville, TN 37205	Pinnacle Bank 3823 Cleghorn Avenue Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 104090L10700CO #35238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Annemarie N. Harrod, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan E. Dudley, unmarried and Leona M. Pratt, unmarried, as joint tenants 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 of the Westende Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "C" to the Master Deed of record in Book 7288, page 65, amended in Book 8713, page 111, Register's office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Howard L. Harrod and Annemarie N. Harrod, as Tenants in Common by Warranty deed from William B. Drescher, Trustee, dated June 16, 1998 and recorded on June 17, 1998, of record in Book 10980, page 477, Register's office for Davidson County, Tennessee. The said Howard L. Harrod has since died. The Last Will and Testament of Howard L. Harrod of record in Docket No. 03P1345, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Annemarie N. Harrod.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record shown on Exhibit "C" to the Master Deed of record in Book 7288, page 65, amended in Book 8713, page 111, said Register's Office, shows an owner's certificate, a minimum building set back line and easement(s) to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7288, page 65, amended in Book 8713, page 111, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of Annemarie N. Harrod by Lee Ann Merrick pursuant to a Power of Attorney executed by her on the 1st day of May, 2019, of record in Instrument No. 20200107-0002223, 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 3733 West End Avenue, # 107, 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 14th day of February, 2020.

Annemarie N. Harrod by Lee Ann Merrick, Attorney in Fact

~~Anne~~marie N. Harrod by Lee Ann Merrick, Attorney-In-Fact

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, **Lee Ann Merrick** 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 **Annemarie N. Harrod**, 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 14th day of February, 2020.

Notary

My Commission Expires:

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

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: $400,000.00.

Affiant

Sworn and subscribed before me this 14th day of February, 2020.

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"
To
Warranty Deed

FROM: Annemarie N. Harrod

TO: Susan E. Dudley

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.

Lee Ann Merrick, Affiant

Sworn to and subscribed before me this 14th day of February, 2020.

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, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

