This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6444

Karen Johnson Davidson County
Batch# 368014 **DEEDWARR**
03/05/2020 11:47:07 AM 3 pgs
Fees: $18.00 Taxes: $902.80

20200305-0024829

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $244,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of February, 2020

Notary Public
My Commission Expires: May 25, 2023

ELIZABETH C MCDANIEL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires May 25, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison McConnell 3025 Reelfoot Drive Nashville, TN 37214	Same as new owner	108-12-0-[illegible]

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, **Connor A. Morvay and Sara V. Morvay, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madison McConnell. Individually**, 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. 21 on the Plan of Reelfoot Subdivision, Section III, as of record in Book 6250, pages 167 and 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Connor A. Morvay and Sara V. Morvay, husband and wife by Warranty Deed from Kyle R. Knowles, an unmarried person, dated September 7, 2017, recorded September 11, 2017, of record in Instrument No. 20170911-0093014, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Connor A. Morvay and Sara V. Morvay ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20200305-0024828, 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: **3025 Reelfoot Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28th day of February, 2020.

GRANTOR:

Connor A Morvay by I. m. Mr his Attorney in fact

Connor A. Morvay by Christopher M Corriveu as his Attorney-in-Fact

Sara Morvay by I. m. Mr her Attorney in fact

Sara V. Morvay by Christopher M Corriveau as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, 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 Connor A, Morvay and Sara V. Morvay ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of February, 2020.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Deborah Bissell
Notary Public
My Commission expires: 3-1-2023

EXHIBIT "A"
TO Warranty Deed
From: Connor A. Morvay and Sara V. Morvay
To: Madison McConnell

STATE OF TENNESSEE
COUNTY OF _____

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.

_____
Affiant

WITNESS my hand and seal at office this 28th day of February, 2020.

_____
Notary Public
My Commission Expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY