PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 429777 DEEDWARR
07/01/2020 12:50:57 PM 4 pgs
Fees: $23.00 Taxes: $1,113.70
20200701-0071365

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

W & I Ref: (DM) Title No.: 61034

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stacy Lynn McDowell 9024 Sawyer Brown Road Nashville, TN 37221	Cardinal Financial Company DBA Peoples Home Equity 3701 Arco Corporate Drive #200 Charlotte, NC 28273

TAX MAP PARCEL NUMBERS: 142090H12600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$301,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ela Williams Parks and David Ross Williams and Deborah Ann Williams Wingo, as devisees and Mary Ela Williams Parks as Executrix under the Last Will and Testament of Sally Whyte Williams**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stacy Lynn McDowell** 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. 9024 together with the carport designated 9024 C of River Plantation, Section IX, Phase II E, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, pages 583 and 584, Register's Office for said County, to which source reference is hereby made for 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 H.O. Williams and Sally W. Williams by Warranty Deed from Haury and Smith Contractors, Inc., dated April 28, 1994 and recorded on April 29, 1994, of record in Book 9327, page 492 Register's Office for Davidson County, Tennessee. The said H.O. Williams and Sally W. Williams have since died with H.O. Williams, (DOD 10/02/2004), predeceasing Sally W. Williams (DOD 04/14/2020). The Last Will and Testament of Sally Whyte Williams of record in Docket No. 20P874, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to David Ross Williams, Mary Ela Williams Parks and Deborah Ann Williams Wingo. David Ross Williams was appointed as Successor Executor of said Will and filed a Declaration to Serve as Executor. The said Mary Ela Parks was issued Letters Testamentary.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, pages 583 and 584, said Register's Office, which Plan shows easements to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 8061, page 341; Book 9053, page 256; Book 9326, page 713; Inst. No. 20041124-0140994; Inst. No. 20180501-0047146; and Book 7389, page 924, 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; Charter of River Plantation Section Nine Condominium Homeowners Association of record in Inst. No. 20041105-0133835, said Register's Office.

This instrument is executed on behalf of David Ross Williams by Mary Ela Williams Parks pursuant to a Power of Attorney executed by him on the 01 day of June, 2020, of record in Instrument No. 20200701-0071364, 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 instrument is executed on behalf of Deborah Ann Williams Wingo, by pursuant to a Power of Attorney executed by her on the 25th day of June, 2020, of record in Instrument No. 20200625-0068884, 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 9024 Sawyer Brown Road, Nashville, TN 37221

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 30th day of June, 2020.

The Estate of Sally W. Williams
By:
Mary Ela Williams Parks, Executrix
Mary Ela Williams Parks, Executrix

Mary Ela Williams Parks
Mary Ela Williams Parks

David Ross Williams by Mary Ela
David Ross Williams by Mary Ela Williams Parks,
Attorney- In-Fact Williams Parks, Attorney-in-Fact

Deborah Ann Williams Wingo by Mary Ela
Deborah Ann Williams Wingo by Mary Ela Williams Parks,
Attorney-In-Fact Williams Parks, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 30th day of June, 2020, before me the undersigned authority, personally **appeared Mary Ela Williams Parks as devisee and as Executrix of the Estate of Sally Whyte Williams,** 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.

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

My Commission Expires:

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, **Mary Ela Williams Parks,** 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 Ross Williams**, 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 30th day of June, 2020.

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

My Commission Expires:

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, **Mary Ela Williams Parks,** 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 **Deborah Ann Williams Wingo,** 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 30th day of June, 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: $301,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2020.

Notary

My Commission Expires: January 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
To
Warranty Deed

FROM: The Estate of Sally Whyte Williams

TO: Stacy Lynn McDowell

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.

Mary Ela Williams Parks

Mary Ela Williams Parks, Affiant

Sworn to and subscribed before me this 30th day of June, 2020.

Notary Public

My Commission Expires: _____

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