This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8170

Karen Johnson Davidson County
Batch# 456569 DEEDWARR
08/13/2020 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200813-0090851

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2020.

Notary Public
My Commission Expires: 9-18-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Davis 117 Robert Yoest Drive Nashville, TN 37013	New Owner	162-06-0-385.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LaWanda Kay Page, a/k/a Lawanda K. Hagewood**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Adam Davis, an unmarried man,** hereinafter called the Grantee, his 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. 66 on the Plan of Bess Estates-Sec II of record in Book 4675, Page 5, 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 Lawanda K. Hagewood, unmarried, by Warranty Deed from Azizur Rahman and Ashfaq Memon, dated February 15, 2007, recorded February 20, 2007, of record in Instrument No. 20070220-0020608, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to LaWanda Kay Page by Quitclaim Deed from Denise Yvonne Page, dated August 7, 2020, recorded _____, of record in Instrument No. 202008130090849 d Register's Office.

LaWanda Kay Page is one and the same person as LaWanda K. Hagewood.

This Instrument executed on behalf of LaWanda Kay Page by Natashia Hendel pursuant to the Power of Attorney of record in Instrument Number 202008130090850, 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 or ☐ unimproved property located at: **117 Robert Yoest Drive, Nashville, TN 37013.**

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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 12th day of August, 2020.

GRANTOR:

LaWanda Kay Page by Natashia Hendel, her Attorney-In-Fact

LaWanda Kay Page by Natashia Hendel, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Natashia Hendel, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for LaWanda Kay Page and that she is authorized by LaWanda Kay Page to execute this instrument on her behalf.

WITNESS my hand and seal at office this 12th day of August, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: LaWanda Kay Page
To: Adam Davis

STATE OF Tennessee
COUNTY OF Williamson

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 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.

Natashia Hendel, Affiant
Natashia Hendel, Affiant

WITNESS my hand and seal at office this 12th day of August, 2020.

Notary Public
My Commission Expires: 9-24-22

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY