Karen Johnson Davidson County
Batch# 456898 DEEDWARR
08/14/2020 10:47:30 AM 8 pgs
Fees: $43.00 Taxes: $1,221.00
20200814-0091257

Warranty Deed

Shawn Thomas Isenhour NOTARY PUBLIC STATE OF FLORIDA Comm# GG145238 Expires 10/9/2021	STATE OF ~~TENNESSEE~~ Florida COUNTY OF ~~DAVIDSON~~ Broward The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Affiant Subscribed and sworn to before me, this the 18th day of June, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Tierney Allison Tierney	John Tierney Allison Tierney	161-07-0-091.00
513 Amalie Court	513 Amalie Ct	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DENNIS MASON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN TIERNEY AND ALLISON TIERNEY**, 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. 13 on the Plan of Section One, McMurray Woods Addition of record in Plat Book 4675, Page 6, 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 Dennis Mason, an unmarried man by Warranty deed from James Roberts of record in Instrument No. 20130408-0034049 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 08, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 513 Amalie Court, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2020.

Dennis Mason by Tiffany Warren his Attorney-In-Fact

Dennis Mason by Tiffany Warren, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany Warren as Attorney-In-Fact for Dennis Mason , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2020.

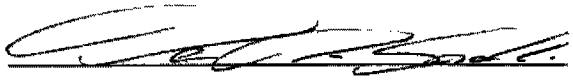
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Devan P. Spinelli, 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.

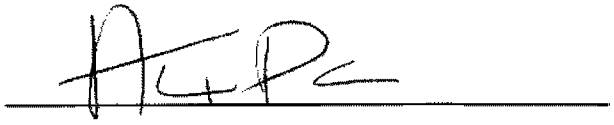


Signature **(Devan Spinelli)**

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature **(Alexandra Ponce)**

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

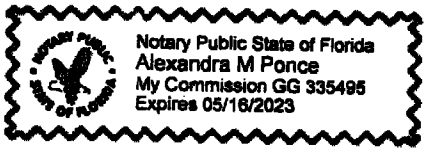


Exhibit "A"

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught
5110 Maryland Way, Suite 120
Brentwood, TN 37027
615 293 8500

GENERAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, Dennis Loren Mason of Nashville, County of Davidson, State of Tennessee, have made, constituted and appointed, and by these presents do make, constitute and appoint Tiffany Warren, my true and lawful attorney-in-fact for me. If my attorney-in-fact shall die, become incompetent, resign or refuse to accept the office, I name Lee Grizer to be my successor agent.

The attorney-in-fact shall have the power to do the following:

1. **DISPOSITION OF PROPERTY.** To lease, sell, insure, transfer, mortgage, pledge, exchange or otherwise dispose of or encumber any and all of my property, real, personal, or mixed, and to execute and deliver good and sufficient deeds or other instruments for the lease, conveyance, mortgage or transfer of the same.

2. **COLLECTION OF DEBTS.** To collect, sue for, compromise, or otherwise dispose of any claim, debt, rents or share in an estate in which I now or hereafter may have an interest.

3. **RECOVERING POSSESSION OF PROPERTY.** To eject, remove or relieve tenants or other persons from, and recover possession of, any property, real, personal or mixed, in which I now or hereafter may have an interest.

4. **ACQUISITION OF PROPERTY.** To buy, receive, lease, accept or otherwise acquire in my name and for my account, property, real, personal or mixed, upon such terms, considerations and conditions as my said attorney shall think proper.

5. **LITIGATION.** To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings, for or against me.

6. **ENDORSING CHECKS AND DEPOSITING MONEY.** To deposit in my name for my account with any bank, banker, trust company or other banking institution, all money which may come into the hands of said attorney and all bills of exchange, drafts, checks, promissory notes and other securities, including but not limited to, such

instruments issued by or drawn on the treasurer or other fiscal officer or depository of the United States, of any sovereign state or authority, or any political subdivision or instrumentality thereof for money payable or belonging to me, and for that purpose to sign my name and endorse the same for deposit or collection, and from time to time to withdraw any and all money deposited with such bank, banker, trust company or other banking institution that has money so belonging to me, and for that purpose to draw checks and drafts thereon in my name in the manner provided herein.

7. BORROWING MONEY. To borrow money in my name when deemed necessary to my said attorney upon such terms as to my said attorney appear proper and to execute such instruments as may be requisite for such purpose.

8. TAX RETURNS. To prepare, execute and file income and other tax returns.

9. SHIPMENT OF PROPERTY. To take possession and order the removal and shipment of any of my property from or to any station, post, warehouse, depot, dock or other place of storage or safekeeping, Governmental or private, and to execute and deliver any release, voucher, receipt, shipping ticket, certificate or other instrument necessary or convenient for such purpose.

10. AUTOMOBILES. To execute and deliver to the proper persons and authority any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest, or the sale thereof and transfer of legal title thereto as required by law, and to collect, receive and give receipts for all money paid in consideration of such sale and transfer.

11. STOCK, BONDS AND OTHER SECURITIES. To vote in person or by proxy all stocks, bonds and other securities in my name, and to sell, exchange or otherwise dispose of the same, and to execute any assignments and transfers incident thereto; to consent to the consolidation, reorganization or merger of any corporation in which I may be interested; to pay all assessments, subscriptions or other sums of money deemed expedient for my protection as holder of any securities; to exercise any option contained in any such securities for conversion thereof into other securities; to take advantage of any rights to subscribe for additional securities and to make necessary payments therefor, and to execute all necessary instruments in and about the same.

12. GOVERNMENTAL AGENCIES. To prepare applications, provide information, and perform any other act reasonably requested by any government or its agencies in connection with governmental benefits (including medical, military and Social Security benefits), and to appoint anyone, including my attorney-in-fact to act as my "representative Payee" for the purpose of receiving Social Security benefits.

13. **GIFTS.** To make gifts, grants or other transfers without consideration.

14. **CONTINGENT ON DISABILITY.** Pursuant to Tenn. Code Ann. §34-6-101 et seq., or successor provisions, I further direct that this Power of Attorney shall become effective upon my incapacity or disability and shall thereupon remain in full force and effect and shall not be revoked by operation of law in the event of any subsequent mental or physical incapacity or disability. My incapacity or disability shall be certified by me or by my attending physician, in writing, delivered to my Agent. This Power of Attorney shall remain in full force and effect until revoked by me.

This instrument is to be construed and interpreted as a General Power of Attorney. The enumeration of specific items, acts, rights or powers herein is not intended to nor does it, limit or restrict, and is not to be construed or interpreted, as limiting or restricting, the general powers herein granted to said attorney-in-fact done pursuant to the powers herein conferred upon the said attorney-in-fact.

This Power of Attorney and the authority given herein shall remain in full force and effect until the same shall have been revoked by written notice, it being my intention that this Power of Attorney shall remain in effect and shall not terminate because of my mental or physical disability or incapacity.

If there is anything in this document that you do not understand, you should ask an attorney to explain it to you.

IN WITNESS WHEREOF, I have signed this Power of Attorney this 5 day of June, 2019.

Dennis Loren Mason

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 Dennis Loren Mason, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who

acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand at Brentwood, Tennessee, this 5 day of June, 2019.

Sally Elpers
Notary Public

My Commission Expires:

1-6-20



Exhibit "B"

VA Tennessee Valley Healthcare System
Nashville Campus
Primary Care
1310-24th Avenue South
Nashville, TN 37212

In Reply Refer To: 11P
January 29, 2020

To Whom It May Concern,

Mr. Dennis Loren Mason, date of birth 05/31/1949, underwent a medical evaluation on January 2, 2020. It was determined at that time that he does not have the mental capacity to make decisions about his health care or about his personal affairs. All such decision are now made by his Power of Attorney.

Norman C. Hardman, M.D.

Norman C. Hardman, M.D.