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

Karen Johnson Davidson County
Batch# 477051 DEEDWARR
09/16/2020 01:42:29 PM 3 pgs
Fees: $18.00 Taxes: $1,727.90

20200916-0105934

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61212

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tucker D. Cowden 124 Gale Park Lane Nashville, TN 37204	new owner

TAX MAP PARCEL NUMBERS: 118060D04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$467,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reba Maglin Halsey Nichols and David W. Nichols, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tucker D. Cowden**, single 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:**

Douglas

Land in Davidson County, Tennessee, being Unit 48 Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, corrected by Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Reba Maglin Halsey and David W. Nichols, wife and husband, by Warranty Deed from Paolo Matthew Fonda and Heather Elizabeth Fonda, husband and wife, dated May 13, 2016 and recorded on May 16, 2016, of record in Inst. No. 20160516-0048698, Register's Office for Davidson County, Tennessee. The said Reba Maglin Halsey is now known as Reba Maglin Halsey Nichols.

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 Declaration of record in Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, corrected by Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Document No. 20110224-0015350, Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, corrected by Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, 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 Gale Park Single Family Homeowners Association, Inc, of record in Inst. No. 201105100035846, said Register's Office; Inspection and Maintenance Agreement for private stormwater management facilities of record in Inst. No. 20100810-0063194, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Reba Maglin Halsey Nichols by David W. Nichols pursuant to a Power of Attorney executed by her on the 28th day of August, 2020, of record in Instrument No. 20200916-0105933, 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 124 Gale Park Lane, Nashville, TN 37204

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 31st day of August, 2020.

Reba Maglin Halsey-Nichols by David Nichols, attorney-in-fact

Reba Maglin Halsey Nichols by David W. Nichols, Attorney-In-Fact

David W. Nichols

State of North Carolina

County of Durham

On this 31st day of August, 2020, before me the undersigned authority, personally appeared **David W. Nichols**, 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.

Notary

My Commission Expires: 10/15/2024

ANTHONY HOUSE
NOTARY PUBLIC
DURHAM COUNTY, N.C.

State of North Carolina

County of Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **David W. Nichols** 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 **Reba Maglin Halsey Nichols**, 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 31st day of August, 2020.

Notary

My Commission Expires: 10/15/2024

ANTHONY HOUSE
NOTARY PUBLIC
DURHAM COUNTY, N.C.

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: $467,000.00.

Stacey Palmer

Affiant

Sworn and subscribed before me this 31st day of August, 2020

Briana Gage

Notary

My Commission Expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Reba Maglin Halsey Nichols and David W. Nichols

TO: Tucker D. Cowden

State of North Carolina
County of Durham

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.

David W. Nichols, Affiant

Sworn to and subscribed before me this 31st day of August, 2020.

Notary Public

My Commission Expires: 10/15/2024

ANTHONY HOUSE
NOTARY PUBLIC
DURHAM COUNTY, N.C.