Karen Johnson Davidson County
Batch# 485190 DEEDWARR
09/29/2020 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20200929-0112054

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

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

W & I Ref: (DM) Title No.: 61252

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan Ellis 1207 Lone Oak Road Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 131070H00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$539,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia L. Snyder and Janis Ian, a married couple,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Ellis, a single man,** 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:**

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at Jamesborough Place and Lone Oak Road of record on Exhibit "B" to the amended and restated Declaration of Covenants Conditions and Restrictions of record in Inst. No. 20190924-0097034, said Register's Office, to which Plan reference is made for a more complete description.

Being the same property conveyed to Patricia L. Snyder and Janice Ian, as joint tenants with rights of survivorship, by Warranty Deed from Vastland Communities, LLC, dated May 12, 2002 and recorded on May 16, 2002, of record in Inst. No. 20020516-0060459, Register's Office for Davidson County, Tennessee. Patricia L. Snyder and Janice Ian are now a married couple.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record on Exhibit "B" to the amended and restated Declaration of Covenants Conditions and Restrictions of record in Inst. No. 20190924-0097034, , said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20190924-0097034, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Patricia L. Snyder and Janis Ian by Matthew Chiames pursuant to a Power of Attorney executed by them on the 17th day of September, 2020, of record in Instrument No. 202009290112053 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 1207 Lone Oak Road, Nashville, TN 37215

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 24th day of September, 2020

Patricia L. Snyder by Attorney in Fact Janis Ian by Attorney in Fact

Patricia L. Snyder by Matthew Chiames, Attorney-In-Fact **Janis Ian by Matthew Chiames, Attorney-In-Fact**

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, **Matthew Chiames** 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 **Patricia L. Snyder and Janis Ian**, 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 24th day of September, 2020

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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: $539,000.00.

Affiant

Sworn and subscribed before me this 24th day of September, 2020

Notary

My Commission Expires: 1-8-22

REGINA V SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Deed Warranty w POA BP WH - 12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Patricia L. Snyder and Janis Ian

TO: Jonathan Ellis

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.

Matthew Chiames, Affiant

Sworn to and subscribed before me this 24th day of September, 2020

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-25-2022

