This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Suite 2
Hendersonville, TN 37075
File Number: 6-9192-RL

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 20-9192-RL

Karen Johnson Davidson County
Batch# 502953 DEEDWARR
10/29/2020 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20201029-0125514

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Bennie M. Malley
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bennie M. Malley 101 Newsom Green Nashville, TN 37221	U.S. Bank N.A. 4241 Harding Pike Nashville, TN 37205	142 07 0C 094.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Johnnie N. Dodd, II, Jayna Leigh Dodd Brake, and The Estate of Beverly J. Langford**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bennie M. Malley, an unmarried woman**, 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 Unit No. 94, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, Page 44, as Certificate of Correction and Affidavit record in Book 7467, Page 279, amended in Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Beverly J. Langford, by Warranty Deed from Shawn Betterton Pelletier, Executrix for the Estate of Bob Whelan Betterton, of record in Instrument No. 20200114-0004793, in the Register's Office of Davidson County, Tennessee, dated January 07, 2020 and recorded on January 14, 2020. And also Affidavit of Heirship of record in Instrument No. 20200114-0004789 and Instrument No. 20200114-0004788, recorded on January 14, 2020.

Said Beverly J. Langford having since passed on August 15, 2020. Her estate being administered in Seventh Circuit Court of Davidson County, Docket Number 20P1528. By way of order in said case, it being determined that decedent left no last will and testament and that the heirs-at-law of Beverly J. Langford being Johnnie Neal Dodd, II and Jayna Leigh Dodd Brake.

This Instrument executed on behalf of Jayna Leigh Dodd Brake ("Principal") by Johnnie N. Dodd, II pursuant to the Power of Attorney of record in Instrument Number 202010290125513, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated by reference.

This is ☒ improved or ☐ unimproved property located at: **101 Newsom Green, Nashville, TN 37221**

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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 23rd day of October, 2020.

GRANTOR:

Johnnie N. Dodd, II

Jayna Leigh Dodd Brake by Johnnie N. Dodd, II her Attorney-In-Fact

Jayna Leigh Dodd Brake by Johnnie N.Dodd, II her Attorney-In-Fact

The Estate of Beverly J. Langford

By: _____
Johnnie N. Dodd, II Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnnie N. Dodd, II, individually and Johnnie N. Dodd, II, Administrator of The Estate of Beverly J. Langford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

In the capacity and

WITNESS my hand and seal at office this 23rd day of October, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnnie N. Dodd, II, the within named bargainor(s), 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 Jayna Leigh Dodd Brake ("Principal"), as Attorney-in-Fact of the Principal.

WITNESS my hand and seal at office this 23rd day of October, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

EXHIBIT "A"
TO Warranty Deed
From: Johnnie N. Dodd, II, Jayna Leigh Dodd Brake, and The Estate of Beverly J. Langford
To: Bennie M. Malley, an unmarried woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 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.

Affiant

WITNESS my hand and seal at office this 23rd day of October, 2020.

Notary Public
My Commission Expires: NOV 08 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

