This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-9259-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2020.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 517946 DEEDWARR
11/17/2020 12:03:19 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20201117-0135417

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Harrison D. Miller and Abigail R. Miller 2206 Worthington Avenue Antioch, TN 37013	NEW OWNER	173-06-0-B00-20-0CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dalton Ponchillia and Kendall Ponchillia, husband and wife and Jeffrey Ponchillia, a married man, all as tenants in common with the right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Abigail Miller and Harrison Miller, wife and husband,** hereinafter called the Grantees, 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 all of Lot No. 2, Final Plat, Phase 2 & 3, Cambridge Park, according to survey and plat of same appearing of record in Instrument No. 20160609-0058582, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dalton Ponchillia and Kendall Ponchillia, husband and wife and Jeffrey Ponchillia, a married man, all as tenants in common with the right of survivorship by Warranty Deed from Chad M. Graham and Fallon D. Graham (formerly known as Fallon D. Shepard), husband and wife, dated February 25, 2019, recorded February 28, 2019, of record in Instrument No. 20190228-0018093, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Chad M. Graham and Fallon D. Shepard, husband and wife by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee corporation, dated December 30, 2016, recorded January 5, 2017, of record in Instrument No. 20170105-0001547, said Register's Office.

This Instrument is executed on behalf of Jeffrey Ponchillia ("Principal") by Jere Manning pursuant to the Powers of Attorney of record in Instrument No 20201117-0135416, 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 located at: **2206 Worthington Avenue, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 5th day of November, 2020.

GRANTOR:

Dalton Ponchillia

Kendall Ponchillia

Jeffrey Ponchillia by Jere Manning, his 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 Dalton Ponchillia and Kendall Ponchillia, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of November, 2020.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

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 Jere Manning, with whom I am personally acquainted, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the attorney in fact for Jeffrey Ponchillia and that he/she/they is/are authorized by Jeffrey Ponchillia to execute this instrument on his behalf.

WITNESS my hand and seal at office this 5th day of November, 2020.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

EXHIBIT "A"
TO Warranty Deed
From: Dalton Ponchillia, Kendall Ponchillia and Jeffrey Ponchillia
To: Abigail Miller and Harrison Miller

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 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 5th day of November, 2020.

Notary Public
My Commission Expires: _____

