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# 528362 **DEEDWARR**
12/09/2020 03:13:13 PM 3 pgs
Fees: $18.00 Taxes: $2,244.05
20201209-0143952

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61477

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melissa W. Smitheal 30 Hampton Place Dyersburg, TN 38024	NEW OWNER

TAX MAP PARCEL NUMBERS: 131080B00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$606,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine G. Evans**, a widow who has not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa W. Smitheal,** 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 Lot No. 5 on the Plan of Glendale Garden, Amended, of record in Book 6900, page 273, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jimmy M. Evans and wife, Katherine G. Evans, tenants by the entirety, by Warranty Deed from Karen O. Overton, an unmarried woman, dated October 17, 1988 and recorded on October 20, 1988, of record in Book 7681, page 997, Register's Office for Davidson County, Tennessee. The said Jimmy M. Evans has since died.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, page 273, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6544, page 199, amended in Book 8044, page 660, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Glendale Garden Homeowners Association, Inc., of record in Book 6564, page 486, said Register's Office.

This instrument is executed on behalf of Katherine G. Evans by Lynn Johnson pursuant to a Power of Attorney executed by her on the 1st day of December, 2020, of record in Instrument No. 20201209-0143951 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 108 Glendale Gardens Drive, 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 8th day of December, 2020.

Katherine G Evans by Lynn Johnson Attny-In-Fact

Katherine G. Evans by Lynn Johnson, Attorney-In-Fact

State of Tennessee

County of Davidson

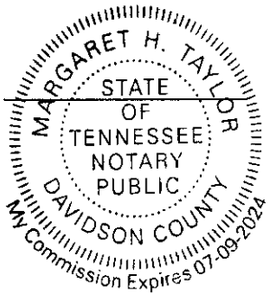
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Lynn Johnson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Katherine G. Evans**, 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 8th day of December, 2020.

Margaret H Taylor

Notary

My Commission Expires:



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: $606,500.00.

Liz Hicks

Affiant

Sworn and subscribed before me this 8th day of December, 2020.

Margaret H Taylor

Notary

My Commission Expires:

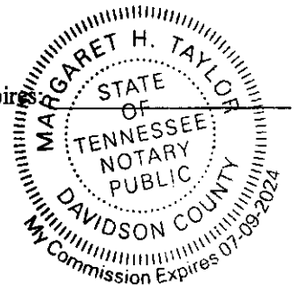


EXHIBIT "A"
To
Warranty Deed

FROM: Katherine G. Evans

TO: Missy Smitheal

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.

Lynn Johnson, Affiant

Lynn Johnson, Affiant

Sworn to and subscribed before me this 8th day of December, 2020.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024