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
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 556610 **DEEDWARR**
01/19/2021 03:17:47 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20210119-0008083

W & I Ref: (DM) Title No.: 61596

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nancy Cleppe 2909 Glenmeade Drive Nashville, TN 37216	NEW OWNER

TAX MAP PARCEL NUMBERS: 07211004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leon Turner, Annie Avant, Karen Faye Gregory Robertson, Kendrea Fay Gregory, Cassandra Branch, Jeffery Turner, and Terry Turner Sr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Cleppe** 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. 14 on the Plan of Glenmeade Subdivision of record in Book 974, page 32, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence E. Turner and wife, Audrey Turner by Warranty Deed from Robert A. Stewart and wife, Cornelia O. Stewart and J.B. Elizer and wife, Margaret G. Elizer, dated August 19, 1964 and recorded August 27, 1964 of record in Book 3806, page 261, Register's Office for Davidson County, Tennessee. The said Clarence E. Turner and Audrey Turner have since died, with Clarence E. Turner, predeceasing the said Audrey Turner. By Affidavit of Heirship of record in Book 11148, page 517, said Register's Office, Leon Turner, Annie Avant, Roy E. Turner and Emma B. Gregory were established as the heirs at law of Clarence E. Turner and Audrey M. Turner. By Quitclaim Deed October 3, 1998, recorded October 7,1998, of record in Book 11148, page 519, said Register's Office, subject property was conveyed to Leon Turner, Annie Avant, Roy E. Turner and Emma B. Gregory. The said Emma G. Gregory has since died. The Last Will and Testament of Emma B. Turner Gregory of record in Docket No. 02P-1232, in the Seventh Circuit Court for Davidson County Tennessee, Probate Division, devised all property to Karen Faye Gregory Robertson and Kendrea Fay Gregory. The said Roy E. Turner has since died. By Affidavit of Heirship of record in Instrument No. 20210119-0009092, Cassandra Hayes-Branch, Terry Turner, Sr. and Jeffery Turner were established as the heirs at law of Roy E. Turner. The said Cassandra Hayes-Branch is one and the same as Cassandra Branch.

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 974, page 32, said Register's Office. Easement for sanitary sewers, and/or storm drainage, watermains, pumps and appurtenances of record in Instrument No. 20071113-0132700, said Register's Office.

This instrument is executed on behalf of Leon Turner by Desi Bernard Turner pursuant to a Power of Attorney executed by him on the 29th day of June, 2016, of record in Instrument No. 20201215-0148103, 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 2909 Glenmeade Drive, Nashville, TN 37216

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 13th day of January, 2021

Leon Turner by Desi Bernard Turner, Attorney-In-Fact

Leon Turner by Desi Bernard Turner, Attorney-In-Fact

Annie Avant

Annie Avant

Karen Faye Gregory Robertson

Karen Faye Gregory Robertson

Kendrea Fay Gregory

Kendrea Fay Gregory

Cassandra Branch

Cassandra Branch

Jeffery Turner

Jeffery Turner

Terry Turner Sr

Terry Turner, Sr.

State of Tennessee

County of Davidson

On this 13th day of January, 2021, before me the undersigned authority, personally appeared **Annie Avant, Karen Faye Gregory Robertson, Kendrea Fay Gregory, Cassandra Branch, Jeffery Turner and Terry Turner, Sr.,** 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.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

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, **Desi Bernard Turner** 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 **Leon Turner**, 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 this 13th day of January, 2021

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

EXHIBIT "A"

To

Warranty Deed

FROM: Leon Turner, Annie Avant, Karen Faye Gregory Robertson, Kendrea Fay Gregory, Cassandra Branch, Jeffery Turner, and Terry Turner Sr.

TO: Nancy Cleppe

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.

Desi Bernard Turner

Desi Bernard Turner, Affiant

Sworn to and subscribed before me this this 13th day of January, 2021

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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: $275,000.00.

Affiant

Sworn and subscribed before me this this 13th day of January, 2021

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022