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# 569592 DEEDWARR
02/05/2021 03:22:36 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20210205-0017199

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61599

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ward Kennedy Shelby Kennedy 5110 B Illinois Avenue Nashville, TN 37209	CapStar Bank 201 4th Ave. N. Ste. 950 Nashville, TN 37219

TAX MAP PARCEL NUMBERS: 09111046900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billie R. Filkins, Jr. and Nicole Rae Filkins**, as joint tenants with rights of survivorship, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ward Kennedy and Shelby Kennedy, husband and wife**, 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. 1019, Block 165, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy R. Filkins, Jr. and Nicole Rae Filkins, joint tenants with right of survivorship, by Warranty Deed from City Limits Construction, LLC, a Tennessee Limited Liability Company, dated April 10, 2018 and recorded in Inst. No. 20180411-0034210, Register's Office for Davidson County, Tennessee. Billie R. Filkins, Jr. was erroneously referred to as "Billy R. Filkins, Jr." in the vesting deed.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; and All matters shown on the Plan of record in Book 57, pages 74 and 75, said Register's Office.

This instrument is executed on behalf of Billie R. Filkins, Jr. by Nicole Rae Filkins pursuant to a Power of Attorney executed by him on the 22nd day of January, 2021, of record in Instrument No. 20210205-0017198, 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 5110 B Illinois Avenue, Nashville, TN 37209

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 whomscever.

WITNESS THE EXECUTION HEREOF this 26 day of January, 2021

Billie R. Filkins, Jr. by Nicole Rae Filkins, Attorney-In-Fact

Nicole Rae Filkins

State of Tennessee

County of Davidson

On this 26th day of January, 2021, before me the undersigned authority, personally appeared **Nicole Rae Filkins**, 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: _____

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, **Nicole Rae Filkins** 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 **Billie R. Filkins, Jr.**, 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 26th day of January, 2021

My Commission Expires: _____

Notary

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: $585,000.00.

Affiant

Sworn and subscribed before me this 26th day of January, 2021

My Commission Expires: _____

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: Billie R. Filkins, Jr. and Nicole Rae Filkins

TO: Ward Kennedy

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.

Nicole Rae Filkins, Affiant

Sworn to and subscribed before me this 26 day of January, 2021

Notary Public

My Commission Expires:

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