WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 584952 **DEEDWARR**
03/04/2021 03:11:37 PM 2 pgs
Fees: $13.00 Taxes: $825.10

20210304-0028689

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Molly K. Powers	SWBC	073-16-0A-211.00-C
(NAME)	(NAME)	
211 Cumberland Trace	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VA_UABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Claire Bollino Lopez, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly K. Powers, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 211 on the Plan of Cumberland Trace as of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Claire E. Bollino an unmarried woman and Ronald G. Bollino, an unmarried man, as joint tenants with right of survivorship by Deed dated October 28, 2015 from Michael D. Hutchins, unmarried, recorded October 30, 2015, in Instrument Number 201510300110517, in the Register's Office for Davidson County, Tennessee. The said Ronald G. Bollino died March 17, 2020 leaving Claire E. Bollino as the surviving tenant by the entirety. Claire E. Bollino has since married and is now known as Claire Bollino-Lopez.

Robert J. Philbin executed this instrument as Attorney in Fact on behalf of Claire Bollino Lopez, pursuant to the Power of Attorney recorded in Instrument No. 20210223-0022210 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 211 Cumberland Trace (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

Return to:
Rudy Title and Escrow LLC

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. successors 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, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of February, 2021.

Claire Bollino Lopez By Robert J. Philbin, attorney in fact

Claire Bollino Lopez
By : Robert J. Philbin, Attorney in Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Philbin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon her oath, acknowledged himself to be the Attorney-in-Fact for the within named Claire Bollion Lopez and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 25th day of February, 2021.

JM Conn

Notary Public

