PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 588866 DEEDWARR
03/10/2021 02:42:41 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20210310-0031689

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61655

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Cheney David S. Cheney 1404 Walsh Street Nashville, TN 37208	NEW OWNER

TAX MAP PARCEL NUMBERS: 081030C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael John A. King, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Cheney, an unmarried man and David S. Cheney, a married man,** 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 Unit B, as shown on Exhibit "A" to the Master Deed establishing a horizontal property regime of 1404 Walsh Street Townhomes of record in Inst. No. 20070910-0108350, amended in Inst. NO. 20200408-0037157 and Inst. No. 20210202-0014635, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Michael John A. King by Warranty Deed from Lyndon Bates dated May 31, 2019 and recorded on June 5, 2019, of record in Inst. No. 20190605-0053884, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "A" to the Master Deed establishing a horizontal property regime of 1404 Walsh Street Townhomes of record in Inst. No. 20070910-0108350, amended in Inst. No. 20200408-0037157 and Inst. No. 20210202-0014635, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20070910-0108350, amended in Inst. No. 20200408-0037157 and Inst. No. 20210202-0014635, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of Michael John A. King by John T. Horton pursuant to a Power of Attorney executed by him on the 23rd day of February, 2021, of record in Instrument No. 20210302-0026541, 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 1404 Walsh Street, Nashville, TN 37208

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 5th day of March, 2021.

Michael John A. King by John T. Horton, 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, **John T. Horton** 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 **Michael John A. King**, 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 5th day of March, 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: $329,900.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2021.

Notary

My Commission Expires: 7/9/24



EXHIBIT "A"

To

Warranty Deed

FROM: Michael John A. King

TO: Daniel Cheney and David S. Cheney

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.

John T. Horton, Affiant

Sworn to and subscribed before me this 5th day of March, 2021.

Notary Public

My Commission Expires:

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