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# 600479 DEEDWARR
03/25/2021 03:06:01 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20210325-0039705

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61667

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lucianne Dimond 105 Leake Avenue Apt 27 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116130C02700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$327,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne C. Lafond, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucianne Dimond**, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 27, together with Parking Space No. 23 of Revised Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lynne Todd Edgerton, Trustee of the Lynne Todd Edgerton Family Trust UAD April 5, 2004, by Warranty Deed from Virginia J. Cook, unmarried, dated July 7, 2004 and recorded July 13, 2004, of record in Inst. No. 20040713-0083557, Register's Office for Davidson County, Tennessee. Quitclaim Deed dated March 23, 2021 and recorded on March 25, 2021 of record in Instrument No. 20210325-0039704, to correct the fact that Lynne Todd Edgerton, was Trustee and not as an individual, of record in Instrument No. 20070717-0084898, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Inst No. 20001020-0104050, 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. 20130214-0015134, amended in 20170808-0081199, Inst. No. 201810290106810 and Inst. No. 201910020100771, 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. Lease to Bellsouth Mobility, Inc., of record in Book 10468, page 321, amended in Inst. No. 20200214-0017000, said Register's Office. Charter of Belle Meade Tower Condominium Association of record in Inst. No. 20120405-0029415, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20140314-0021538 and 20180611-0055678, said Register's Office. Right of Way and Easement to Bell South Telecommunications of record in Book 9351, page 933, said Register's Office.

This instrument is executed on behalf of Suzanne C. Lafond by Marc K. Stengel pursuant to a Power of Attorney executed by her on the 25th day of May, 2017, of record in Instrument No. 20210318-0036315, 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 105 Leake Avenue, # 27, Nashville, TN 37205

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

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 24th day of March, 2021.

Suzanne C. Lafond, by Marc K. Stengel POA

Suzanne C. Lafond
by: Marc K. Stengel, 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, **Marc K. Stengel** 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 **Suzanne C. Lafond**, 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 24th day of March, 2021.

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $327,500.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2021.

Notary

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Suzanne C. Lafond

TO: Lucianne Dimond

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.

Marc K. Stengel, Affiant

Sworn to and subscribed before me this 24th 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