WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $000,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KAYLA TABOR

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Thomas Power	New Owner	105 01 3C 002.00CO
(NAME)	(NAME)	Karen Johnson Davidson County
1504 Edgehill Avenue		Batch# 600645 **DEEDWARR**
(ADDRESS)	(ADDRESS)	03/26/2021 09:09:24 AM 3 pgs
Nashville, TN 37212		Fees: $18.00 Taxes: $2,960.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210326-0039925

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Beata E. Matthews, a single woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Thomas Power and Claudia Alejandra Laguzzi, husband and wife,**hereinafter called the GRANTEE(S), his/her/their 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 B, 1506 Edgehill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1506 Edgehill Avenue Townhomes of record in Instrument Number 201703150025190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beata E. Matthews, a single woman by Warranty Deed from LMI Development Group, LLC, a Tennessee Limited Liability Company, dated 10/05/2018 and recorded 10/08/2018, of record in Instrument 201810080099604, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1504 Edgehill Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of March 2021.

Beata E. Matthews

State of Tenn
County of Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beata E. Matthews, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24 day of March, 2021.

Notary Public:
My Commission Expires: 8/31/2024

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



AFFIDAVIT AS TO NON FOREIGN STATUS

BSH

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sevier

On this date, Beata E. Matthews ("Sellers"), have sold and conveyed the real property located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, 1506 Edgehill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1506 Edgehill Avenue Townhomes of record in Instrument Number 20170315-0025190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

to Stephen Thomas Power and Claudia Alejandra Laguzzi ("Buyer"). Section 1445 of the Internal Revenue Code of 1986, as amended (the "IRC") provides that a buyer of a U.S. real property interest must withhold tax if the Sellers are foreign entities. To inform the Buyer that withholding of tax is not required upon the disposition of a U.S. real property interest by Sellers, the undersigned hereby state and certify the following, after being duly sworn by me, on oath and under penalty of perjury:

1. That Sellers are not nonresident aliens for purposes of United States income taxation (i.e. Sellers are not foreign persons within the meaning of Sections 1445 and 7701 of the IRC).

2. That Sellers do accordingly make and deliver this Affidavit for the express purpose of inducing the Buyer to purchase the Property, and Sellers hereby represent that Sellers have read and understand Sections 1445 and 7701 of the IRC and the regulations promulgated under these sections and declare that Sellers are not nonresident aliens for purposes of United States income taxation (i.e. Sellers are not foreign persons within the meaning of Sections 1445 and 7701 of the IRC), and Buyer is not required to withhold any tax as a result of the sale by Sellers of the Property to Buyer.

3. That Sellers understand and acknowledge that Buyer is relying upon this Affidavit in refraining from withholding ten percent (10%) of any amount to be realized by Sellers.

4. That Sellers's U.S. Taxpayer identification number(s) are/is: #____-9175____ and #_____

5. That Sellers' forwarding address is: 548 Allyson Drive Kodak TN 37764

6. That Sellers hereby agree to indemnify and hold harmless Buyer of, from and against any and all loss, liability, costs, damages, claims or causes of action which may hereafter arise or be incurred by Buyer by reason of any failure of any representation or warranty made herein to be true and correct in all respects, including but not limited to any liability for failure to withhold any amount required under Section 1445 of the IRC.

Sellers understand that this Affidavit may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, we declare that we have examined this Affidavit and the statements contained herein, and to the best of our knowledge and belief this Affidavit is true, correct and complete.

Date: 03/19/2021

Beata E. Matthews

BSH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

24

Sworn to and subscribed before me on March ~~19~~, 2021 by Beata E. Matthews.

Notary Public
My Commission Expires: 8/31/2024

BRITTNEY SHAMIA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY