WARRANTY DEED

Karen Johnson Davidson County
Batch# 620563 DEEDWARR
04/22/2021 10:13:23 AM 3 pgs
Fees: $18.00 Taxes: $333.00

20210422-0053968

P-SB-KP-21-638

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07.09.2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AK Housing Rental, GP	new owner	
(NAME)	(NAME)	**026-14-0-015.00**
638 Wade Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARCUS DEWAYNE POE AND ANTHONY GLENN POE AND LISA POE HOLCOMB AND VICKI POE WALL AND DONNA JEAN GUERIN AND PAMELA JUNE SCOTT AND WILLIAM PATRICK MARION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AK HOUSING RENTAL, GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the revised Man of Terra View Subdivision as of record in Book 1424, page 4, Registers office for said County. Said Lot No. 26 fronts 50 feet on the Southeasterly side of Wade Circle and runs back 222.2 feet on the Northerly line and 241.6 feet on the Southerly line to a line in the rear, which is a broken line on which it measures 148.4 feet.

Being the same property conveyed to Marcus DeWayne Poe, with Maxine E. Poe reserving a life estate by Quitclaim Deed from Maxine E. Poe of record in Book 9739, page 183, Register's Office for Davidson County, Tennessee, dated July 21, 1995 and recorded on July 25, 1995.

The said Glenn Poe died on September 25, 1966 leaving property to Maxine Evelyn Poe, Donna Jean Guerin, Pamela June Scott, James Edward Poe, Glenda Karen Marion and Marcus DeWayne Poe as heirs at law per AOH. The said Maxine Evelyn Poe having Quitclaimed her interest to Marcus DeWayne Poe, of record in Book 7523, page 899.

The said Maxine Evelyn Poe having since died on July 15, 2020. The said Glenda Karen Marion having since died on or around October 24, 2016 leaving William David Marion as her heir at law per Affidavit of Heirship. The said William David Marion having since died on March 8, 2009 leaving William Patrick Marion as his heir at law per Affidavit of Heirship. The said James Edward Poe having since died on June 16, 2019 leaving Lisa, Vicki, and Anthony as his heirs at law per Affidavit of Heirship. As detailed in Affidavit of Heirship of record in Instrument No. 20210422-0053962.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **638 Wade Circle, Goodlettsville, Tennessee 37072**.

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), their heirs and 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), their heirs 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 my/our hand(s) this the 9th DAY OF APRIL, 2021.

Marcus DeWayne Poe

Marcus DeWayne Poe

Anthony Glenn Poe by Marcus DeWayne Poe Attorney in Fact

Anthony Glenn Poe by Marcus DeWayne Poe
Attorney in Fact

Lisa Poe Holcomb by Marcus DeWayne Poe Attorney in Fact

Lisa Poe Holcomb by Marcus DeWayne Poe
Attorney in Fact

Vicki Poe Wall by Marcus DeWayne Poe Attorney in Fact

Vicki Poe Wall by Marcus DeWayne Poe
Attorney in Fact

Donna Jean Guerin by Marcus DeWayne Poe Attorney in Fact

Donna Jean Guerin by Marcus DeWayne Poe
Attorney in Fact

Pamela June Scott by Marcus DeWayne Poe Attorney in Fact

Pamela June Scott by Marcus DeWayne Poe
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, MARCUS DEWAYNE POE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS DEWAYNE POE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTHONY GLENN POE, LISA POE HOLCOMB, VICKI POE WALL, DONNA JEAN GUERIN, AND PAMELA JUNE SCOTT, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY GLENN POE, LISA POE HOLCOMB, VICKI POE WALL, DONNA JEAN GUERIN, AND PAMELA JUNE SCOTT.

Witness my hand and official seal, this the 9th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Witness my/our hand(s) this the 9th 10th DAY OF APRIL, 2021.

William Patrick Marion

STATE OF MS
COUNTY OF Pontotoc

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATRICK MARION, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th 10th of April, 2021.

Notary Public
My Commission Expires: 09/19/2021
(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94407 JENNIFER G. LOCKRIDGE Commission Expires Sept. 19, 2021 LEE COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212