Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

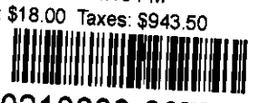
15C085

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12363-LV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Karen Johnson Davidson County
Batch# 653015 **DEEDWARR**
06/09/2021 12:24:16 PM 3 pgs
Fees: $18.00 Taxes: $943.50



20210609-0077516

Esther Diaz
Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Esther Diaz 2120 Snook Drive Nashville, TN 37210	Esther Diaz 2120 Snook Drive Nashville, TN 37210	095 10 0 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

John E. Wall et ux Lillie Wall, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Esther Diaz, hereinafter called the Grantee(s), his/her/their heirs 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 Lot No. 150 on the plan of Elm Hill Acres, Section No. IV, of record in Plat Book 2331, Page 118, Register's Office for said County.

Said Lot No. 150 fronts 71.0 feet on the Northerly margin of Snook Drive and extends back 287.1 feet on the broken Easterly line and 228.4 feet on the Westerly line to a dead line in the rear, measuring 30.0 feet thereon.

Being the same property conveyed to John E. Wall et ux Lillie Wall, by Warranty Deed from Joan Roberson, unmarried, recorded in Book 5188, Page 619, in the Register's Office of Davidson County, Tennessee, dated August 23, 1977 and recorded on August 25, 1977.

This Instrument executed on behalf of John E. Wall ("Principal") by Kimberly Brown pursuant to the Power of Attorney of record in Instrument Number 20210129-0013690, 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 located at: **2120 Snook Drive, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2021.

GRANTOR:

John E. Wall by Kimberly Brown his Attorney in Fact

John E. Wall by Kimberly Brown, his Attorney-In-Fact

Lillie Wall

Lillie Wall

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Brown the within named bargainor(s), 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 John E. Wall ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of June, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lillie Wall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

EXHIBIT "A"
TO WARRANTY DEED
From: John E. Wall and Lillie Wall
To: Esther Diaz

STATE OF TENNESSEE
COUNTY OF Wilson

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Kimberley S Brown
Affiant

WITNESS my hand and seal at office this 3rd day of June, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY