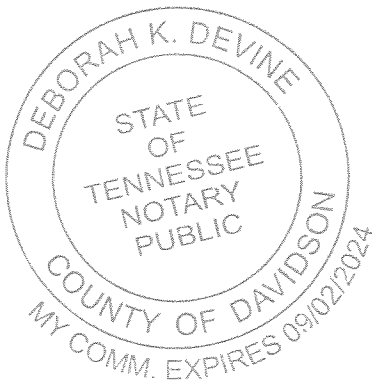
Karen Johnson Davidson County
Batch# 656596 DEEDWARR
06/14/2021 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20210614-0080081

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12400-SL



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Peggy M. Richardson
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peggy Marie Richardson 5823 Brentwood Trace Brentwood, TN 37027	New Owner	160-14-0B-119.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Logan Downs, a single man and Erin S. Downs, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peggy Marie Richardson, a single person**, hereinafter called the Grantee, her 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 Unit No. 5823 on the Plan of Brentwood Trace Condominiums, 2nd Revision of record in Book 5200, Page 219 and revised in Book 5200, Page 261, 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 Thomas Logan Downs, unmarried and Erin S. Downs, married, as joint tenants with right of survivorship, by Warranty Deed from William G. Greene and Janet M. Greene, husband and wife, dated April 8, 2021 and recorded April 13, 2021, of record as Instrument No. 20210413-0048876, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Thomas Logan Downs ("Principal") by Erin S. Downs pursuant to the Power of Attorney of record in Instrument Number 20210614008008O, 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 property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **5823 Brentwood Trace, Brentwood, TN 37027.**

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 Grantors 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 9th day of June, 2021

.

GRANTOR:

Thomas Logan Downs by
Erin S. Downs, his attorney-in-fact

Thomas Logan Downs by Erin S. Downs, his Attorney-In-Fact

Erin S. Downs

Erin S. Downs

STATE OF TENNESSEE
COUNTY OF Sullivan

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

AMY M. HENDERSON STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

WITNESS my hand and seal at office this 9th day of June, 2021.

Amy M. Henderson
Notary Public
My Commission expires: 07/11/2021

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a notary public in an for said county and state, the within named Erin S. Downs, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Thomas Logan Downs and that she is authorized by Thomas Logan Downs to execute this instrument on his behalf.

WITNESS my hand and seal at office this 9th day of June, 2021.

AMY M. HENDERSON STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

Amy M. Henderson
Notary Public
My Commission expires: 07/11/2021

EXHIBIT "A"
TO Warranty Deed
From: Thomas Logan Downs and Erin S. Downs
To: Peggy Marie Richardson

STATE OF TENNESSEE
COUNTY OF Sullivan

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 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.

Erin S. Downs
Affiant

WITNESS my hand and seal at office this 9th day of June, 2021.

Amy M. Henderson
Notary Public
My Commission Expires: 07/11/2021

AMY M. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

