When recorded, return to:
Mockingbird Title and Escrow Services, LLC
1427 Greenwood Avenue
Nashville, TN 37206
File Number: 21-4-0034-HA

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 4-11741-kp

Karen Johnson Davidson County
Batch# 656775 DEEDWARR
06/15/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20210615-0080322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.**

Affiant

Subscribed and sworn to before me this the 21st day of May, 2021.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Whitaker and Christine Whitaker 2518 Meadowood Dr. Nashville, TN 37214	Mark Whitaker and Christine Whitaker 2518 Meadowood Dr. Nashville, TN 37214	084 04 0 032.00

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, I/we, **Wessley Inscoe and wife, Melissa Inscoe,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark Whitaker and Christine Whitaker, husband and wife,** 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. 31, on the Map of Section One, McGavock Heights, of record in Plat Book 2330, Page 70, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby given for a more complete and accurate description of said lot.

Being the same property conveyed to Wessley Inscoe and wife, Melissa Inscoe, by Warranty Deed from Jay Steven Malone and Bobby Joe Pruett, both as Co-Executors of the Estate of Earl R. Locke, deceased, of record in Instrument No. 20140512-0040561, in the Register's Office of Davidson County, Tennessee, dated April 29, 2014 and recorded on May 12, 2014.

This Instrument executed on behalf of Wessley Inscoe ("Principal") by James Myers pursuant to the Power of Attorney of record in Instrument Number 20210604-0075446, 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 Instrument executed on behalf of Melissa Inscoe ("Principal") by James Myers pursuant to the Power of Attorney of record in Instrument Number 20210604-0075444, 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 or ☐ unimproved property located at: **2518 Meadowood Drive, Nashville, TN 37214**

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 21st day of May, 2021.

GRANTOR:

Wessley Inscoe by James Myers, his Attorney-In-Fact

Melissa Inscoe by James Myers, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Myers 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 Wessley Inscoe and Melissa Inscoe ("Principals"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of May, 2021.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

EXHIBIT "A"
TO WARRANTY DEED
From: Wessley Inscoe and Melissa Inscoe
To: Mark Whitaker and Christine Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

Affiant

WITNESS my hand and seal at office this 21st day of May, 2021.

Notary Public
My Commission Expires: 11/6/24

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, R. Houston Akin, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Teresa Morgan, a notary public for this county and state, R. Houston Akin, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023