PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

Attorneys at Law
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Karen Johnson Davidson County
Batch# 671067 DEEDWARR
07/06/2021 10:34:42 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210706-0090580

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61879

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nathan Matwijec Alex Sloan 1245 Riverbrook Drive Hermitage, TN 37076	Nathan Matwijec : Alex Sloan 412 Van Buren St Nashville, TN 37208

TAX MAP PARCEL NUMBERS: 097020A31600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garrett S. Somers, unmarried and Michael Somers, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Matwijec, an unmarried man, and Alex Sloan, an unmarried man, as Joint Tenants with Right of Survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Villages of Riverwood, Section One Phase 3C, of record in Inst. No. 20130405-0033853, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Garrett S. Somers and Michael Somers by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 29, 2014 and recorded on August 1, 2014, of record in Inst. No. 20140801-0068669, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the primary/marital residence of Michael Somers.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20130405-0033853, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20080408-0035557, Inst. No. 20140424-0034615, Inst. No. 20170906-0091483, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Easement for Villages of Riverwood of record in Inst. No. 20081209-0118828, said Register's Office.

This instrument is executed on behalf of Michael Somers by Garrett S. Somers pursuant to a Power of Attorney executed by him on the 24th day of June, 2021, of record in Instrument No. 20210706-0090579 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, known as 1245 Riverbrook Drive, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2021.

Garrett S. Somers

Michael Somers by Garrett S. Somers, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 7th day of July, 2021, before me the undersigned authority, personally appeared **Garrett S. Somers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Garrett S. Somers** 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 **Michael Somers**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Sworn and subscribed before me this 7th day of July, 2021.

Notary

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

EXHIBIT "A"

To

Warranty Deed

FROM: Garrett S. Somers and Michael Somers

TO: Nathan Matwijec and Alex Sloan

State of Tennessee
County of Davidson

AFFIDAVIT

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Garrett S. Somers, Affiant

Sworn to and subscribed before me this 7th day of July, 2021.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022