Karen Johnson Davidson County
Batch# 678627 DEEDWARR
07/16/2021 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $961.63
20210716-0096095

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61925

Dav. Co. File: Box 8

36393

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cole T. Pendleton 21 Vaughns Gap Rd # 34 C Nashville, TN 37205	RANLife, Inc. 9272 S. 700 E. Sandy, UT 84070

TAX MAP PARCEL NUMBERS: 129150A03400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Rosemarie Halfpenny and Geoffrey Todd Halfpenny, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cole T. Pendleton , a single man,** 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:**

A Condominium apartment in Davidson County,, Tennessee being Unit No. 34 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jennifer Kessler by Warranty Deed from James Mizell, unmarried, dated September 30, 2005 and recorded on October 5, 2005, of record in Inst. No. 20051005-0119728, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 3, 2014, recorded July 10, 2014, of record in Inst. No. 20140710-0060875, said Register's Office, subject property was conveyed to Jennifer Rosemarie Halfpennny and Geoffrey Todd Halfpennny, wife and husband.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7091, page 302, amended in Inst. No. 20071025-0126213, Inst. No. 20080424-0042111, Inst. No. 20150520-0046371, Inst. No. 20150818-0083106, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Belle Meade Highlands Condominium Association, Inc., of record in Book 7102, page 223, said Register's Office; Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office.

This instrument is executed on behalf of Geoffrey Todd Halfpenny by Jennifer Rosemarie Halfpenny pursuant to a Power of Attorney executed by him on the 21st day of May, 2021, of record in Instrument No. 202107160096094, 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 21 Vaughns Gap Road, # 34 C, Nashville, TN 37205

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 12th day of July, 2021.

Jennifer RoseMarie Halfpenny
Jennifer Rosemarie Halfpenny

Geoffrey Todd Halfpenny by Jennifer RoseMarie Halfpenny, Attorney in Fact
Geoffrey Todd Halfpenny by Jennifer Rosemarie Halfpenny, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 12th day of July, 2021, before me the undersigned authority, personally appeared **Jennifer Rosemarie Halfpenny**, 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: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H. Taylor
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, **Jennifer Rosemarie Halfpenny** 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 **Geoffrey Todd Halfpenny**, 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 12th day of July, 2021.

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H. Taylor
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: $259,900.00.

Affiant

Sworn and subscribed before me this 12th day of July, 2021.

My Commission Expires: KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Jennifer Rosemarie Halfpenny and Geoffrey Todd Halfpenny

TO: Cole T. Pendleton

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.

Jennifer RoseMarie Halfpenny
Jennifer Rosemarie Halfpenny, Affiant

Sworn to and subscribed before me this 12th day of July, 2021.

Margaret H. Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2023

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 7/15/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires October 2, 2023

