Karen Johnson Davidson County
Batch# 679646 DEEDWARR
07/20/2021 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,881.19
20210720-0097026

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: (DW) Title No.: 61765

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| PXK Investments TN LLC<br>618 Hamilton Ave<br>Nashville, TN 37203-5026 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 11704025400

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$778,700.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth L. Moore, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PXK Investments TN LLC**, a Tennessee limited liability company, 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. 33 on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julian W. Moore and wife, Ruth L. Moore by Warranty Deed from Ricky Charles Green and wife, Patricia L. Green, dated November 17, 1980 and recorded on November 18, 1980, of record in Book 5679, page 306, Register's Office for Davidson County, Tennessee. The said Julian W. Moore passed on June 7, 2017.

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, of record in Book 421, page 101, said Register's Office.

This instrument is executed on behalf of Ruth L. Moore by Julian W. Moore pursuant to a Power of Attorney executed by her on the 7th day of September, 2017, of record in Instrument No. 20210414-0049740, 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 2804 Oakland Avenue, Nashville, TN 37212**

**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 9th day of July, 2021.

**Ruth L. Moore by Julian Wayne Moore, Jr., as Attorney-in-Fact**

**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, **Julian W. Moore** 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 **Ruth L. Moore**, 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 9th day of July, 2021.

Notary

My Commission Expires: _____

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

**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: $778,700.00.

Affiant

Sworn and subscribed before me this 9th day of July, 2021.

Notary

My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Ruth L. Moore by and through her Attorney-in-Fact, Julian Wayne Moore, Jr.**

**TO: PXK Investments TN LLC**

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.

**Julian W. Moore, Affiant**

Sworn to and subscribed before me this 9th day of July, 2021.

Notary Public

My Commission Expires: _____

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

- **The text of a certification of an electronic document must be in the following form.**

  **I,** Kirsten Virden**, do hereby make oath that I am a licensed**

  **Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 07/09/2021 **(date of document).**

  Kirsten Virden

  **Affiant Signature**

  **Date:** 07/09/2021

  **State of** Tennessee

  **County of** Davidson

  **Sworn to and subscribed before me this** 9 **day of** July**,** 2021**.**

  Rachel Marie Collins

  **Notary Signature**

  **MY COMMISSION EXPIRES:** 3.10.2024

  **Notary's Seal (if on paper)**

