Karen Johnson Davidson County
Batch# 707496 DEEDWARR
08/31/2021 12:17:34 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210831-0117277

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-13346-kp

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Affiant

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 27th day of August, 2021.

Notary Public
My Commission Expires: 3/25/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sydney Lincoln 315 Ash Forge Drive Antioch, TN 37013	New Owner	163 11 0B 086.00

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, **Kellie E. Williams, married and Joan F. Johnson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sydney Lincoln, an unmarried woman**, 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/Unit No. 86 on the Plan of 2nd Revision Section Four Bell Forge Village, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kellie E. Williams, married and Joan F. Johnson, unmarried, by Warranty Deed from Sandra Medaries, unmarried, of record in Instrument No. 20091030-0100307, in the Register's Office of Davidson County, Tennessee, dated October 28, 2009 and recorded on October 30, 2009.

The subject property is neither the principal residence of Grantor, Kellie E. Williams, nor her spouse or any dependent.

This Instrument executed on behalf of Joan F. Johnson ("Principal") by Kellie E. Williams, pursuant to the Power of Attorney of record in Instrument Number 20210831-0117276, 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: **315 Ash Forge Drive, Antioch, TN 37013**

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 27th day of August, 2021.

GRANTOR:

Kellie E. Williams

Joan F. Johnson by Kellie E. Williams, her Attorney-In-Fact

Joan F. Johnson by Kellie E. Williams, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

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

SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS my hand and seal at office this 27th day of August, 2021.

Notary Public
My Commission expires: 11/6/24

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kellie E. Williams, 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 Joan F. Johnson ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

SPENCER J. [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF [illegible]

WITNESS my hand and seal at office this 27th day of August, 2021.

Notary Public
My Commission expires: 11/6/24

EXHIBIT "A"
TO WARRANTY DEED
From: Kellie E. Williams and Joan F. Johnson
To: Sydney Lincoln

STATE OF TENNESSEE
COUNTY OF Rutherford

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 27th day of August, 2021.

SPENCER J. LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/6/24