Karen Johnson Davidson County
Batch# 720775 DEEDWARR
09/21/2021 10:40:38 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210921-0126606

Box 14
34972-4

WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward Trdla	**Regions Bank d/b/a Regions Mortgage**	**073-16-O-A-117.00co**
117 Cumberland Trace	**Department 2520, P.O. Box 2153**	
Nashville, TN 37214	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ethel M. Few, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Trdla, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 117 on the Plan of Cumberland Trace of record in Plat Book 5200 Page 724, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ethel M. Few, unmarried by Deed dated March 14, 2003, from Ronald L. Huey and wife, Sandra Kay Huey of record in Instrument No. 20030319-0036484, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Ethel M. Few pursuant to a Power of Attorney executed by her on the 13th day September, 2021, of record in Instrument No. 20210921-0126605 **, Register's Office for Davidson County, Tennessee.**

THIS IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to all matters shown on the Plan of record in Plat Book 5200 Page 724, Register's Office for Davidson County, Tennessee.**

2) **Easement for Spring of record in Book 1422 Page 179, said Register's Office.**

3) **Easement for the use of a well of record in Book 1126 Page 461, Book 3571 Page 194 and Book 4215 Page 423, said Register's Office.**

4) **Twenty foot roadway easement of record in Book 1878 Page 164 and in Book 2753 Page 60, said Register's Office.**

5) **Flowage Easement of record in Book 2203 Page 189, said Register's Office.**

6) **Deed to USA in connection with Cheatham Lock & Dam Project Cumberland River of record in Book 2281 Page 177, said Register's Office.**

7) **Sewer Easement of record in Book 6113 page 475, said Register's Office.**

8) **Agreement for Grant of Easement for Conservation Greenway of record In Instrument No. 20011024-0116288, said Register's Office.**

9) **Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050098, said Register's Office.**

10) **Conveyance of Common Area to Cumberland Trace Homeowner's Association, Inc. of record in Bok 6218 Page 525, said Register's Office.**

11) **Declaration of Covenants, Conditions and Restrictions of Cumberland Trace of record in Book 6218, Page 528, as amended in Instrument No. 20090825-0080066 and Bylaws appended thereto as Exhibit "C" of record in Book 6218 Page 563, said Register's Office.**

12) **Rules and Regulations of the Cumberland Trace Homeowner's Association, Inc. of record in Instrument No. 20040405-0038158 and Instrument No. 20151103-0112087 and see Notary Certificate of Correction of record in Instrument No. 20151110-0114516, said Register's Office.**

13) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 117 Cumberland Trace, Nashville, TN 37214.

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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of September, 2021.

Ethel M Few by Jeff Benz, Attorn-in-Fact

Ethel M. Few
By Jeff Benz, 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 aforesaid, the within named **Jeff Benz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Ethel M. Few** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ethel M. Few,** for the purpose therein contained, by signing the name of **Ethel M. Few** by himself as her Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **September, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON