PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
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.: 62138

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
E. Ray Morris 1808 24th Avenue South, #104 Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 104110Z10400CO

Karen Johnson Davidson County
Batch# 756318 DEEDWARR
11/16/2021 02:55:06 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00



20211116-0152673

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$520,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Liza Monique Weavind and Stephen Stenhouse, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E. Ray Morris,** 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. 104 of Acklen at 24th, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Second Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140722-0065160 amending Inst. No. 20130927-0101658 and Inst. No. 20131009-0106143, said Register's Office, 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 Liza Monique Weavind and Stephen Stenhouse, wife and husband, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 29, 2014 and recorded on October 30, 2014, of record in Inst. No. 20141030-0100282, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "D" to the Second Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20140722-0065160 amending Inst. No. 20130927-0101658 and Inst. No. 20131009-0106143, 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 Inst. No. 20130927-0101658, amended in Inst. No. 20131009-0106143, Inst. No. 20140722-0065160, 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; Restrictions and Covenants for Stormwater Facilities and Systems of record in Doc. No. 20130905-0093933, said Register's Office;Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County; Charter of Acklen at 24th Condominium Association, Inc., of record in Inst. No. 20140721-0064696, said Register's Office.

This instrument is executed on behalf of Liza Monique Weavind by Stephen Stenhouse pursuant to a Power of Attorney executed by her on the 8th day of November, 2021, of record in Instrument No. 20211110-0152072, 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 1808 24th Avenue South, # 104, 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 15th day of November, 2021.

Liza Monique Weavind by

Liza Monique Weavind by Stephen Stenhouse, Attorney-In-Fact

Stephen Stenhouse

State of Tennessee

County of Davidson

On this 15th day of November, 2021, before me the undersigned authority, personally appeared **Stephen Stenhouse**, 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

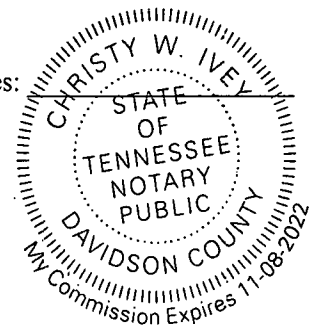
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Stephen Stenhouse** 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 **Liza Monique Weavind**, 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 15th day of November, 2021.

Notary

My Commission Expires:



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: $520,000.00.

Affiant

Sworn and subscribed before me this 15th day of November, 2021.

Notary

My Commission Expires:

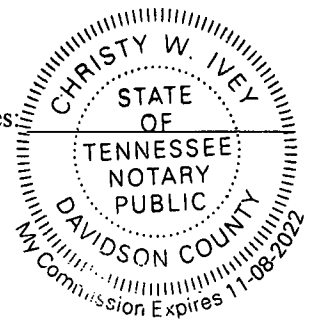


EXHIBIT "A"
To
Warranty Deed

FROM: Liza Monique Weavind and Stephen Stenhouse

TO: E. Ray Morris

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.

Stephen Stenhouse, Affiant

Sworn to and subscribed before me this 15th day of November, 2021.

Notary Public

My Commission Expires: _____

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