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.: 62350

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Michael Licciardi<br>900 Chickasaw Ave.<br>Nashville, TN 37207 | New owner |

Karen Johnson Davidson County
Batch# 790426 **DEEDWARR**
01/14/2022 10:45:33 AM 3 pgs
Fees: $18.00 Taxes: $1,340.88

20220114-0005841

**TAX MAP PARCEL NUMBERS:** 07112015800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$362,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Idabell Kayfes Silverman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Licciardi, an unmarried 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:**

Land in Davidson County, Tennessee being Lot No. 58 on the Plan of Victory Heights Subdivision of record in Book 1130, page 97, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Idabell Kayfes Silverman by Warranty Deed from Cathleen M. Duckett f/k/a Cathleen M. Carter, dated April 30, 2010 and recorded on May 6, 2010 of record in Instrument No. 20100506-0034825, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 97, said Register's Office, which Plan shows 35 foot minimum building set back line from Chickasaw Ave. and a 10 foot easement for public utility purposes along the southerly line(s) of said lot. And a 15 foot setback line from Montgomery Avenue.

This instrument is executed on behalf of Idabell Kayfes Silverman by Audrey Kayfes pursuant to a Power of Attorney executed by her on the 5th day of January, 2022, of record in Instrument No. 20220114-0005840 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 900 Chickasaw Avenue, Nashville, TN 37207**

**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 13th day of January, 2022.

Idabell Kayfes Silverman by Audrey Kayfes, Attorney-in-fact

**Idabell Kayfes Silverman by Audrey Kayfes, 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, **Audrey Kayfes** 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 **Idabell Kayfes Silverman**, 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 13th day of January, 2022.

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

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: $362,400.00.

Affiant

Sworn and subscribed before me this 13th day of January, 2022.

Notary

My Commission Expires: _____

GINGER A DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-19-2025

# EXHIBIT "A"

**To**

**Warranty Deed**

**FROM: Idabell Kayfes Silverman**

**TO: Michael Licciardi**

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.

**Audrey Kayfes, Affiant**

Sworn to and subscribed before me this 13th day of January, 2022.

Notary Public

My Commission Expires: _____

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