This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14722-TC

Karen Johnson Davidson County
Batch# 792472 DEEDWARR
01/18/2022 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20220118-0007056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier Trust, Custodian FBO Bruce R. Willey, IRA 4465 South Jones Boulevard Las Vegas, NV 89103	New Owner	090 12 0 155.00

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, **E. Ann Davis, Trustee of the Ethel Ann Davis Revocable Living Trust**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Premier Trust, Custodian FBO Bruce R. Willey, IRA**, 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 No. 167 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 75 feet on the Westerly margin of Edsel Drive and extends back on the Southerly margin 185.4 feet and 108.5 feet on the Northerly margin to a dead line in the rear which measures 98.7 feet thereon.

Being the same property conveyed to E. Ann Davis, Trustee of the Ethel Ann Davis Revocable Living Trust, by Warranty Deed from Ethel Ann Davis, of record in Instrument No. 20170314-0025049, in the Register's Office of Davidson County, Tennessee, dated February 9, 2017 and recorded on March 14, 2017.

Being the same property conveyed to James H. Davis et ux Ethel Ann Davis, by Warranty Deed from Walter Conquest, Jr. et ux Katherine L. Conquest, of record in Book 4616, Page 161, in the Register's Office of Davidson County, Tennessee, dated June 26, 1972 and recorded on July 5, 1972. The said James H. Davis having since passed leaving Ethel Ann Davis as surviving spouse.

This Instrument executed on behalf of Ethel Ann Davis ("Principal"), Trustee of Ethel Ann Davis Revocable Living Trust by Jack W. Davis pursuant to the Power of Attorney of record in Book Instrument Number 202201180007055, 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: **6317 Edsel Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 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 10th day of January, 2022.

GRANTOR:

Ethel Ann Davis Revocable Living Trust
By: Ethel Ann Davis, Trustee
Jack W. Davis her Attorney-In-Fact
Ethel Ann Davis, Trustee, by Jack W. Davis, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack W. Davis, Attorney-in-fact on behalf of Ethel Ann Davis ("Principal"), Trustee of Ethel Ann Davis Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Principal, as Attorney-in-Fact and as the free Act and Deed of said Principal.

WITNESS my hand and seal at office this 10th day of January, 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Ethel Ann Davis, Trustee of Ethel Ann Davis Revocable Living Trust
To: Kathy Klein, Trust Officer of Premier Trust, Custodian FBO Bruce R. Willey, IRA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

Jack W. Davis
Affiant

WITNESS my hand and seal at office this 10th day of January, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 12, 2022.

Tori Cole

Affiant Signature

Date: 1/12/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 12, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

