Karen Johnson Davidson County
Batch# 816126 DEEDWARR
03/04/2022 02:48:03 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20220304-0025206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-03721

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cindy Lockhart 8487 Russell Rd Nashville, TN 37221	Same as New Owner	133-16-0-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Garey Southern and Phyllis Ann Southern Norman, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cindy Lockhart**, hereinafter called the Grantees, their successors 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. 103 on the Plan of Highview Acres, Section Two of record in Book 2854, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 103 begins at a point in the West margin of Jonquil Drive at the common front corner of Lots 103 and 104; thence 185.7 feet westwardly to the common rear corner of Lots 103 and 104; thence 125 feet southwardly to a point in the North margin of Verbena Drive; thence with said margin 151.4 feet eastwardly to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the East, thence to the North 38.4 feet to a concrete monument in the West margin of Jonquil Drive; thence with said margin 82.2 feet to the beginning.

Being the same property conveyed to James B. Southern and wife, Alice E. Southern by Warranty Deed from Joe Grubbs, Jr., and wife, Nancy C. Grubbs of record in Book 3158, page 503, Register's Office for Davidson County, Tennessee, dated November 04, 1960 and recorded on November 07, 1960. (Value or consideration shown in aforementioned deed $11,850.00.)

Being the same property conveyed to James Garey Southern, unmarried and Phyllis Ann Southern Norman, married by Quitclaim Deed from Alice E. Southern, a widow of record in Instrument No. 20031208-0175702 Register's Office for Davidson County, Tennessee, dated December 01, 2003 and recorded on December 08, 2003, which deed declared James B. Southern having predeceased his wife on 3/21/94, per Certificate of Death issued by the Tennessee Department of Health of record in the State of Tennessee, Office of Vital Records. (Value of consideration shown in aforementioned deed $0.00.)

This instrument is executed on behalf of **James Garey Southern**, by pursuant to a Power of Attorney executed by him on the 2nd day of May, 1994, of record in Instrument No. 20220302-0023728, 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 conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **218 Verbena Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of March, 2022

James Garey Southern by Phyllis Ann Southern Norman attorney in fact
James Garey Southern
By: Phyllis Ann Southern Norman, Power-of-Attorney

Phyllis Ann Southern Norman
Phyllis Ann Southern Norman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phyllis Ann Southern Norman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James Garey Southern and that she is authorized by James Gary Southern to execute this instrument on his/her behalf.

Witness my hand and seal at Smyrna, Tennessee, this 3rd day of March, 2022.

Robin Zaleski
Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3rd day of March, 2022, before me personally appeared Phyllis Ann Southern Norman, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Robin Zaleski
Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: James Garey Southern and Phyllis Ann Southern Norman

TO: Cindy Lockhart

State of Tennessee
County of Rutherford

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.

Phyllis Ann Southern Norman
Phyllis Ann Southern Norman, Affiant

Sworn to and subscribed before me this 3rd day of March, 2022.

Robin Zaleski
Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY