Karen Johnson Davidson County
Batch# 822873 DEEDWARR
03/16/2022 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,627.63
20220316-0030443

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.: 62429

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
J. Gavin Maloy Cathleen M. Maloy 922 Chancery Lane Nashville, TN 37205	Same as owner

TAX MAP PARCEL NUMBERS: 116030G01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret E. Pirtle, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **J. Gavin Maloy and Cathleen M. Maloy, husband and wife,** 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. 4206 of Ashley Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7128, page 29, Register's Office for said County, 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 Maggie Pirtle, unmarried, by Warranty Deed from Dell King joined by wife, Nancy King, dated February 29, 2008 and recorded on March 5, 2008 of record in Instrument No. 20080305-0022207, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 16, 2015, recorded December 17, 2015, of record in Instrument No. 20151217-0127095, said Register's Office, subject property was conveyed to Katherine Pirtle Morel and Daniel Pirtle, Trustees, Margaret Elizabeth Pirtle Revocable Trust dated December 16, 2015. Subject property was further conveyed to Margaret E. Pirtle by Quitclaim Deed from Katherine Pirtle Morel, Co-Trustee of the Margaret Elizabeth Pirtle Revocable Trust dated December 16, 2015 who has authority to act without the joiner of the other Co-Trustee.

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

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record shown on Exhibit "B" to the Master Deed of record in Book 7128, page 29, said Register's Office, shows owner's certificate, 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 Book 7128, page 29; By Laws of record in Instrument No. 20070802-0091819, 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. Charter of Ashley Park Condominium Association of record in Book 7139, page 830, said Register's Office.

This instrument is executed on behalf of Margaret E. Pirtle by Katherine P. Morel pursuant to a Power of Attorney executed by her on the 22 day of June, 2018, of record in Instrument No. 20220304-0025185, 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 4206 Ashley Park Drive, Nashville, TN 37205

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 7th day of March, 2022.

Margaret E. Pirtle by Katherine P. Morel, attorney-in-fact

Margaret E. Pirtle by Katherine P. Morel, 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, **Katherine P. Morel** 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 **Margaret E. Pirtle**, 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 7th day of March, 2022.

Margaret H Taylor
Notary

My Commission Expires:

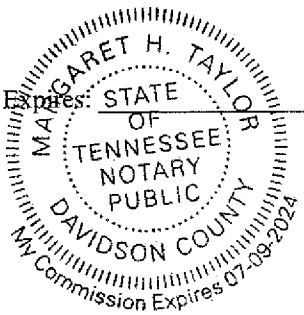


EXHIBIT "A"
To
Warranty Deed

FROM: Margaret E. Pirtle

TO: J. Gavin Maloy and Catherine M. Maloy

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.

Katherine P. Morel

Katherine P. Morel, Affiant

Sworn to and subscribed before me this 7th day of March, 2022.

Margaret H Taylor

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

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: $439,900.00.

Affiant

Sworn and subscribed before me this 7th day of March, 2022.

Notary

My Commission Expires: 5|2|2022



TRUE COPY CERTIFICATION

I, Tifphany Wilson, do hereby make oath that I am a licensed attorney and/or 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 March 7, 2022.

Signature
Date: March 7, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 7th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD