Karen Johnson Davidson County
Batch# 835755 DEEDWARR
04/06/2022 02:44:59 PM 4 pgs
Fees: $23.00 Taxes: $621.60
20220406-0040056

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title Ref: (DW) Title No.: 62478

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Angel Enriquez-Bolanos 109 Downwind Court Nashville, TN 37217	Movement Mortgage, LLC, and/or the Secretary of Housing and Urban Development, their successors and/or assigns as their interest may appear 8024 Calvin Hall Road Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 15002004500 & 15002044200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Lynn Hodges,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angel Enriquez-Bolanos, unmarried**, 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:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harbour Town Village, Section Two of record in Book 4675, pages 146 and 147, Register's Office for said County to which plan reference is hereby made for a more complete description.

Tract II

Land in Davidson County, Tennessee, being part of Reserve Parcel 2, Section Two, Harbor Town Village, as of record in Book 4675, pages 146 and 147, Register's Office for Davidson County, described as follows:

Beginning at a point at the common corner of Lots 25, 26 and the rear line of Reserve Parcel 2, thence South 59 deg. 6' West 148.76 feet to a point, thence S 86 deg. 2' east 122.81 feet to a point; thence North 2 deg. 53' West 90.2 feet to the point of beginning.

Being the same property conveyed to Michael Lynn Hodges by Warranty Deed from Merlin E. Bartz and Lisa M. Bartz, husband and wife, dated September 28, 2017 and recorded on September 28, 2017 of record in Instrument No. 20170928-0099502, Register's Office for Davidson County, Tennessee.

Tina King Hodges, spouse of Michael Lynn Hodges, joins in the execution of this instrument solely to convey any

and all marital interest she may have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Tract I: This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 4675, pages 146 and 147, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Downwind Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

Tract II: This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in book 4675, pages 146 and 147, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

Restrictions contained in instruments of record in Book 4931, page 667, said Register's Office.

This instrument is executed on behalf of Michael Lynn Hodges and Tina King Hodges by Kimberly Bass pursuant to a Power of Attorney executed by her/him/them on the 4/6/22 day of _____, _____, of record in Instrument No. 20220406-0040055, 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 109 Downwind Court, Nashville, TN 37217

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 1st day of April, 2022.

Kimberly Bass as Attorney-in-fact for Michael Lynn Hodges

Kimberly Bass as Attorney-in-Fact for Michael Lynn Hodges

Michael Lynn Hodges

Kimberly Bass as Attorney-in-fact for Tina King Hodges

Kimberly Bass, as Attorney-in-Fact for Tina King Hodges

Tina King Hodges

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, **Kimberly Bass** 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 **Michael Lynn Hodges and Tina King Hodges**, 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 1st day of April, 2022.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires:

Margaret H Taylor

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: $168,000.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2022.

Notary

My Commission Expires:

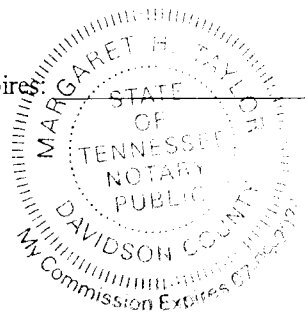


EXHIBIT "A"
To
Warranty Deed

FROM: Michael Lynn Hodges and Tina King Hodges

TO: Angel Enriquez-Bolanos

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.

Kimberly Bass, Affiant

Kimberly Bass, Affiant

Sworn to and subscribed before me this 1st day of April, 2022.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/09/2022