Karen Johnson Davidson County
Batch# 836163 DEEDWARR
04/07/2022 02:28:32 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220407-0040634

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, LLC Ref: (DW) Title No.: 62464

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Scott Hubbard Heather Hubbard 6441 Brownlee Drive Nashville, TN 37205	First Horizon Bank, its successors and/or assigns ATIMA 1 Music Cir. S.; Ste 330 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 11510006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marjorie C. Wade**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Scott Hubbard and Heather Hubbard, 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:**

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie C. Wade, by a Warranty Deed from Darlene Rosselle, an unmarried woman, dated August 25, 2014 and recorded on September 3, 2014 of record in Instrument No. 20140903-0080223, 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 of record in Book 2663, page 110, said Register's Office, shows an owner's certificate, a 120 foot minimum building setback line from Brownlee Drive, and a 10 foot easement for public utility purposes along the rear line of said lot; AND, an easement for overhang purposes across the front line of said lot.

This instrument is executed on behalf of Marjorie C. Wade by Katherine M. Wade-Yacoubian pursuant to a Power of Attorney executed by her/him/them on the 7 day of April, 2022, of record in Instrument No. 20220407-0040033 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 6441 Brownlee 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 6th day of April, 2022.

Marjorie C Wade by
Katherine M. Wade-Yacoubian as Attorney in Fact

Marjorie C. Wade by Katherine M. Wade-Yacoubian
as 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 M. Wade-Yacoubian** 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 **Marjorie C. Wade**, 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 6th day of April, 2022.

Notary

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: $750,000.00.

Affiant

Sworn and subscribed before me this 6th day of April, 2022.

Notary

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Marjorie C. Wade

TO: Michael Scott Hubbard and Heather Hubbard

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 M. Wade-Yacoubian

Katherine M. Wade-Yacoubian, Affiant

Sworn to and subscribed before me this 6th day of April, 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