Karen Johnson Davidson County
Batch# 852702 DEEDWARR
05/09/2022 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20220509-0053011

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-17024-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 28th day of April, 2022.

Eliza Whitfield
Notary Public
My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phenglaivanh Inthaly 48 Twin Street Nashville, TN 37209	First Bank 722 Columbia Ave Franklin, TN 37064	0911-4-0-014.00

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/we, **Fred Lee Rowe, III, an unmarried man and Joanna A. Rowe, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phenglaivanh Vicky Inthaly, an unmarried woman**, 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 the northerly part of Lot No. 124 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for said County, described as follows:

Beginning on the dividing line between Lot Nos. 124 and 125 at a point 64.8 feet north of the northerly margin of Twin Street, the northwest corner of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, by deed from J. R. Thomas, of record in Book 3399, Page 377, said Register's Office; thence with the northerly line of said State property easterly 50.5 feet to the line between Lot Nos,123 and 124; thence with said line, northwardly 100.3 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lot Nos. 124 and 125; thence with the line between said two lots, southwardly 105.2 feet to the beginning.

Together with that portion of Alley No. 1518 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 093-713 filed in the County Clerk's Office for Davidson County, Tennessee.

Included in the above description but specifically EXCLUDED therefrom is that portion of said property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20020222-0023200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Lee Rowe, III, a single person and Joanna A. Rowe, married, as Joint Tenants with Right of Survivorship by Warranty Deed from Elizabeth A. Rigby, unmarried of record in Instrument No. 20180611-0055567 Register's Office for Davidson County, Tennessee, dated June 6, 2018 and recorded on June 11, 2018.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This Instrument executed on behalf of Joanna A. Rowe ("Principal") by Fred Lee Rowe, III pursuant to the Power of Attorney of record in Instrument Number 202205090053010, 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 located at: **48 Twin Street, 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 28th day of April, 2022.

GRANTOR:

Fred Lee Rowe, III

Joanna A Rowe by Fred Lee Rowe III her attorney-in-fact

Joanna A. Rowe, bt Fred Lee Rowe, III, 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 Fred Lee Rowe, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2022.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/2023

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Lee Rowe, III the within named bargainor(s), 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 Joanna A. Rowe ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of April, 2022.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/2023

EXHIBIT "A"
TO Warranty Deed
From: Fred Lee Rowe, III and Joanna A. Rowe
To: Phenglaivanh Inthaly

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.

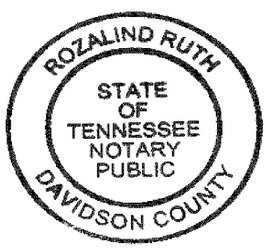
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Fred Lee Rowe III
Affiant

WITNESS my hand and seal at office this 28th day of April, 2022.

Rozalind Ruth
Notary Public
My Commission Expires: 1/3/2023



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/2/2022 ____ (date of document).

Affiant Signature

05/2/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025