Karen Johnson Davidson County
Batch# 853884 DEEDWARR
05/12/2022 07:57:20 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20220512-0054277

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: (DM) Title No.: 62496

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karim Nasr 28 Cheniston Gardens, Flat 2 W8 6th, London, United Kingdom	New Owner

TAX MAP PARCEL NUMBERS: 103150B17500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanne C. Walker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karim Nasr** 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. 175 of Lions Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, 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 Joanne C. Walker, unmarried, by Warranty Deed from Lucinda E. Smith, Executrix for the Estate of Lucille C. Smith and Lucinda Ellen Smith, Denise Smith Brewer and Edwin Eugene Smith, III, dated September 30, 2013 and recorded on October 4, 2013 of record in Instrument No. 20131004-0104778, Register's Office for Davidson County, Tennessee.

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 in Book 5200, page 82, said Register's Office, shows an 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 5340, page 70, corrected in Book 5342, page 683, 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. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20120521-0043889, said Register's Office. Grant of Easement Transmission to Piedmont Natural Gas Company of record in Instrument No. 20150831-0087898 and Instrument No. 20181012-0101325, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan

Government of Nashville and Davidson County, Tennessee of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office. Charter of Lion's Head Homeowners Association of record in Book 5342, page 5, said Register's Office.

This instrument is executed on behalf of by Marye W. Lewis pursuant to a Power of Attorney executed by her/him/them on the 20th day of April, 2022, of record in Instrument No. 20220420-0045905, 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 4487 Post Place, # 175, 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 May, 2022.

Joanne C. Walker, by Maye W. Lewis, as AIF

Joanne C. Walker by Marye W. Lewis 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, **Marye W. Lewis** 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 , 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 May, 2022.

My Commission Expires: _____

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

Notary

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: $315,000.00.

Brian Mitchell

Affiant

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

Dawn Martin

Notary

My Commission Expires: 10/2/23



EXHIBIT "A"

To
Warranty Deed

FROM: Joanne C. Walker

TO: Karim Nasr

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.

M. W. Lewis

Marye W. Lewis, Affiant

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

Notary Public

My Commission Expires: _____

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