This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17264-LV

Karen Johnson Davidson County
Batch# 865650 DEEDWARR
06/01/2022 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220601-0063274

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 25th day of May, 2022.

Notary Public
My Commission Expires: 5/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fred Steed and Lynne Steed 118 Connor Drive Goodlettsville, TN 37072	United Wholesale Mortgage PO Box 202028 Florence, SC 29502-2028	025 12 0 079.00

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, **Mildred Reynolds Carpenter, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Fred Steed and Lynne Steed, husband and wife**, hereinafter called the Grantee(s), 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 Easterly ½ of Lot No. 21 on the Plan of Section Two, Ranchwood Estates, Goodlettsville, Tennessee and of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee.

Said Easterly ½ of Lot No. 21 fronts 40 feet on the Northerly side of Connor Drive and runs back between lines 482.6 feet on the Easterly line and 453 feet more or less on the Westerly line to a dead line in the rear upon which it measures 70.085 feet thereon.

Being the same property conveyed to Thomas E. Carpenter and wife, Mildred Reynolds Carpenter, by Warranty Deed from Walter E. Lowe and wife, Lilliam McKee Lowe, of record in Book 4214, Page 555, in the Register's Office of Davidson County, Tennessee, dated August 31, 1967 and recorded on February 26, 1968.
The Said Thomas E. Carpenter Died on January 28, 2014 leaving Mildred Reynolds Carpenter as the surviving tenant by the entirety.

This Instrument executed on behalf of Mildred Reynolds Carpenter ("Principal") by Laurale C. Curtsinger pursuant to the Power of Attorney of record in Instrument Number 20210309-0030866, 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: **118 Connor Drive, Goodlettsville, TN 37072.**

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 25th day of May, 2022.

GRANTOR: Mildred Reynolds Carpenter by Laurale C Curtsinger her Attorney In-Fact

Mildred Reynolds Carpenter by Laurale C. Curtsinger, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laurale C. Curtsinger 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 Mildred Reynolds Carpenter ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 25th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Mildred Reynolds Carpenter
To: Fred Steed and Lynne Steed

STATE OF TENNESSEE
COUNTY OF Sumner

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.

Laurale C Cintsinger
Affiant

WITNESS my hand and seal at office this 25th day of May, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/25/22 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/25/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 **day of** May, **2022**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM