35756-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340272

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $. 380,000.00

Jessica D. Pudell
Affiant

Subscribed and sworn to before me, this 8th day of April, 2022.

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10/23/2023

Karen Johnson Davidson County
Batch# 873291 DEEDWARR
06/16/2022 03:53:59 PM 6 pgs
Fees: $33.00 Taxes: $1,406.00

20220616-0069256

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexa Tully xxxxxxxxxxxxxxx 2610 Avery Park Drive Nashville TN 37211	XXXXX XXXXXXXXXXXXXXX XXXXX Movement Mortgage PO Box 105178 Atlanta, GA 30348	Tax Parcel ID No. 173 09 0A 627.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Ray Brown and wife, Jan H. Brown and son, William Blake Brown** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexa Tully,*** unmarried ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *a/k/a Alexa Lorraine Tully

Land in Davidson County, Tennessee, being all of Lot No. 684, Section One of Phase Eight, Lenox Village, as shown by plat appearing of record in Instrument No. 20060824-0104608 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Charles Ray Brown and wife, Jan H. Brown and son, William Blake Brown, by Warranty Deed from Stacey Weber nka Stacey Weber-Londono, married, of record in Instrument No. 20150820-0083866, in the Register's Office of Davidson County, Tennessee, dated August 14, 2015 and recorded on August 20, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight, Lenox Village, as recorded in Plat Instrument No. 20060824-0104608.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village of record in Instrument No. 20020315-0032825, as supplemented in Instrument Nos. 20021226-0158459 and 20060321-0032382, as amended Instrument No. 20080326-0030449; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as supplemented in Instrument Nos. 20021226-0158458 and 20060321-0032383 and as amended in Instrument No. 20220228-0022407.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20010918-0100849, 20010918-0100850, 20010918-0100851 and 20010918-0100852.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020628-0078164, 20020722-0087469 and 20051213-0149579.

This is improved property located at 2610 Avery Park Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of April, 2022.

This deed has been executed pursuant to three Powers of Attorney, copies of which are attached as Exhibits A, B & C.

Charles Ray Brown by Ryan Dieck, Attorney-in-Fact

William Blake Brown by Ryan Dieck, Attorney-in-Fact

Jan H. Brown by Ryan Dieck, 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charles Ray Brown, Jan H. Brown, and William Blake Brown, and that he is authorized by Charles Ray Brown, Jan H. Brown, and William Blake Brown, to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of April, 2022.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Exhibit A

THIS INSTRUMENT PREPARED BY:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File #220239794

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that I, **Charles Ray Brown**, of the County of Fleming, State of Kentucky, have made, constituted and appointed, and by these presents do make, constitute and appoint **Ryan Dieck** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the sale of property located at: 2610 Avery Park Drive Nashville TN 37211 further described as:

Land in Davidson County, Tennessee, being all of Lot No. 684, Section One of Phase Eight, Lenox Village, as shown by plat appearing of record in Instrument No. 20060824-0104608 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

It is also my express intention that the rights, powers, and authority of said Attorney-in-Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated.

This Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee, without regard to the principles of conflicts of law.

WITNESS my hand this the 30th day of March, 2022.

Charles Ray Brown

Charles Ray Brown

STATE OF Kentucky)

COUNTY OF Fleming)

Personally appeared before me, a Notary Public in and for said County and State, the within named Charles Ray Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Flemingsburg (City), Ky (State), this 30 day of March, 2022.

Notary Public
My Commission Expires:
6-28-2022

Exhibit B

THIS INSTRUMENT PREPARED BY:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File #220239794

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that I, **William Blake Brown**, of the County of St. John's, State of Florida, have made, constituted and appointed, and by these presents do make, constitute and appoint **Ryan Dieck** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the sale of property located at: 2610 Avery Park Drive Nashville TN 37211 further described as:

Land in Davidson County, Tennessee, being all of Lot No. 684, Section One of Phase Eight, Lenox Village, as shown by plat appearing of record in Instrument No. 20060824-0104608 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

It is also my express intention that the rights, powers, and authority of said Attorney-in-Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated.

This Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee, without regard to the principles of conflicts of law.

WITNESS my hand this the 29 day of March, 2022.

William Blake Brown

STATE OF Florida)

COUNTY OF St. Johns)

Personally appeared before me, a Notary Public in and for said County and State, the within named William Blake Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ponte Vedra Beach (City), Florida (State), this 29th day of March, 2022.

Notary Public DAVID GASKINS

Notary Public State of Florida
David Gaskins
My Commission HH 128248
Expires 06/04/2025

My Commission Expires: 06/04/2025

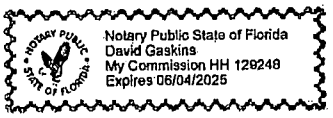


Exhibit C

THIS INSTRUMENT PREPARED BY:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File #220239794

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that I, **Jan H. Brown**, of the County of Fleming, State of Kentucky, have made, constituted and appointed, and by these presents do make, constitute and appoint **Ryan Dieck** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the sale of property located at: 2610 Avery Park Drive Nashville TN 37211 further described as:

Land in Davidson County, Tennessee, being all of Lot No. 684, Section One of Phase Eight, Lenox Village, as shown by plat appearing of record in Instrument No. 20060824-0104608 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

It is also my express intention that the rights, powers, and authority of said Attorney-in-Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated.

This Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee, without regard to the principles of conflicts of law.

WITNESS my hand this the 30th day of March, 2022.

Jan H. Brown
Jan H. Brown

STATE OF Kentucky)
COUNTY OF Fleming)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jan H. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Elizaville (City), Kentucky (State), this 30 day of March, 2022.

Notary Public
My Commission Expires:
6-28-2022