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.: 62708

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karen Hayes 342 Elmington Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 104100C01700CO

Karen Johnson Davidson County
Batch# 882889 **DEEDWARR**
07/01/2022 11:23:07 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220701-0076647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry K. Weisiger, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Hayes**, 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 B-17 of Elmington Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4660, page 60, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert G. Waters and wife, Judy Waters by Warranty Deed from Sam R. Neely, unmarried, dated October 2, 1984 and recorded on January 8, 1987, of record in Book 7099, page 880, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated November 19, 1992, recorded November 20, 1992, of record in Book 8792, page 563, said Register's Office, Robert G, Waters conveyed his interest in subject property to Judy L. Waters. Subject property was further conveyed to Harry K. Weisiger and wife, Judy Waters-Weisiger, tenants by entirety, by Quitclaim Deed, dated March 26, 2009, recorded March 27, 2009, of record in Inst. No. 20090327-0027588, said Register's Office. The said Judy Waters-Weisiger has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4660, page 60, said Register's Office, which Plan shows 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 4486, page 547; Book 4486, page 553; Book 4673, page 102; Book 4963, page 263; Book 4963, page 265; Book 5362, page 258; Book 5516, page 302; Inst. No. 20181119-0113508, 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; Subject to terms and conditions of agreement of record in Book 4662, page 239; and Charter of Elmington Condominium Association of record in Book 4790, page 686, said Register's Office.

This instrument is executed on behalf of Harry K. Weisiger by Melinda Cordaro pursuant to a Power of Attorney executed by him on the 8th day of May, 2019, of record in Instrument No. 20220621-0070536, 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 342 Elmington Avenue, 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 24th day of June, 2022.

Harry K. Weisinger by Melinda Cordaro, Attorney-In-Fact

Harry K. Weisinger by Melinda Cordaro, 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, **Melinda Cordaro** 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 **Harry K. Weisiger**, 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 24th day of June, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2022.

M. Catherine Clearwaters
Notary

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Harry K. Weisiger

TO: Karen Hayes

State of Tennessee
County of

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.

Melinda Cordaro, Affiant

Sworn to and subscribed before me this 24th day of June, 2022.

Notary Public

My Commission Expires: _____

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