Karen Johnson Davidson County
Batch# 884235 DEEDWARR
07/05/2022 02:27:59 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220705-0077468

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.: 62716

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ann Lynn Walker 1120 Deerhurst Court Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 155080C14800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Bradley Stroup and Jane Frohock Stroup, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ann Lynn Walker,** 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:**

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Poplar Creek Phase 2 of record in Book 6900, pages 339-347, as amended in Amendment and Change of Survey Monumentation of record in Book 7900, page 888, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joseph Bradley Stroup and Jane Frohock Stroup, husband and wife, by Warranty Deed from Sharon Corbitt-House, unmarried, dated December 5, 2017 and recorded on December 8, 2017, of record in Inst. No. 20171208-0125585, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 339-347, as amended in Amendment and Change of Survey Monumentation of record in Book 7900, page 888, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Joseph Bradley Stroup and Jane Frohock Stroup by Karen Alison Hammer pursuant to a Power of Attorney executed by her/him/them on the 18th day of March, 2022, of record in Instrument No. 20220705-0077467 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 1120 Deerhurst Court, Nashville, TN 37221

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 1 day of July, 2022.

Joseph Bradley Stroup by Karen Alison Hammer
Joseph Bradley Stroup
By: Karen Alison Hammer, Attorney-in-Fact

Jane Frohock Stroup By Karen Alison Hammer
Jane Frohock Stroup
By: Karen Alison Hammer, 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, **Karen Alison Hammer** 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 **Joseph Bradley Stroup and Jane Frohock Stroup**, 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 1st day of July, 2022.

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

Notary

My Commission Expires: _____

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: $575,000.00.

Affiant

Sworn and subscribed before me this 1 day of JULY, 2022.

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

Notary

My Commission Expires: _____

EXHIBIT "A"

To

Warranty Deed

FROM: Joseph Bradley Stroup and Jane Frohock Stroup

TO: Ann Lynn Walker

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.

Karen Alison Hammer, Affiant

Sworn to and subscribed before me this 1 day of July, 2022.

Notary Public

My Commission Expires: _____

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