Karen Johnson Davidson County
Batch# 930643 DEEDWARR
10/17/2022 03:30:15 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20221017-0113440

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.: 62880

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Asad Aboud Katherine Aboud 3315 Nevada Ave. Nashville, TN 37209	First Horizon Bank 12719 Cantrell Road, Suite 200 Little Rock, AR 72223

TAX MAP PARCEL NUMBERS: 09213039300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $1,600,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack Hemmert and Ginger Miller, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Asad Aboud and Katherine Aboud, husband and wife,** 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. 125 on the Map of Hortense Place of record in Book 161, page 167, said Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Hemmert and Ginger Miller, husband and wife, by Warranty Deed from Larry Jones, dated January 20, 2017 and recorded on January 30, 2017 of record in Instrument No. 20170130-0009738, 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 2023, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 167, said Register's Office.

This instrument is executed on behalf of Jack Hemmert by Ginger Miller pursuant to a Power of Attorney executed by him on the 13th day of October, 2022, of record in Instrument No. 20221017-0113439 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 3315 Nevada Avenue, Nashville, TN 37209

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 13th day of October, 2022

Jack Hemmert by Ginger Miller, Attorney-In-Fact — Ginger Miller

State of Utah

County of Salt Lake

On this 13th day of October, 2022, before me the undersigned authority, personally appeared **Ginger Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: March 31, 2026

PAIGE UPWALL
Notary Public - State of Utah
Commission # 723911
My Commission Expires
March 31, 2026

State of Utah

County of Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ginger Miller** 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 **Jack Hemmert**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee~~ SLC, UT, this 13th day of October, 2022

Notary

My Commission Expires: March 31, 2026

PAIGE UPWALL
Notary Public - State of Utah
Commission # 723911
My Commission Expires
March 31, 2026

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: $1,600,000.00.

Affiant

Sworn and subscribed before me this 14th day of October, 2022

Notary

My Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

EXHIBIT "A"
To
Warranty Deed

FROM: Jack Hemmert and Ginger Miller

TO: Asad Aboud and Katherine Aboud

State of Utah

County of Salt Lake

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.

Ginger Miller, Affiant

Sworn to and subscribed before me this 13th day of October, 2022

Notary Public

My Commission Expires: March 31, 2026

PAIGE UPWALL
Notary Public - State of Utah
Commission # 723911
My Commission Expires
March 31, 2026