Prepared By and Return To:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 934057 POA
10/27/2022 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221027-0116270

SPECIFIC POWER OF ATTORNEY

Know all men by these presents:

That I, **BRONWYN ANN DAVIES-MASON**, by these presents do hereby make, constitute and appoint **C. LOY CARNEY** as my true and lawful attorney-in-fact, with full and complete power to do any and all things and to perform any and all acts for me, and in my stead, including but not limited to the execution of any contracts, deeds, deeds of trust, settlement statements or instruments of encumbrance, or any other papers connected with the closing of the property described herein:

> **Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cobb's Subdivision of the R. K. Brown Property of record in Plat Book 332, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> Property Address: **1105 Petway Avenue, Nashville, TN 37206.**

This power of attorney shall be deemed to be a durable power of attorney as defined by the Uniform Durable Power of Attorney Act (T.C.A. Section 34-6-101, et seq.), and shall not be affected by the subsequent disability or in capacity of the undersigned.

I ratify and confirm all acts done by my attorney-in-fact under this durable power of attorney. All third parties acting in good faith reliance on this power of attorney shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

This Power of Attorney shall remain in full force and effect until revocation hereof shall have been recorded in the Register's Office of **Davidson** County, Tennessee, or until the matters authorized hereby have been fully performed, whichever shall first occur.

It is my intent to make the said **C. LOY CARNEY** my full and complete Attorney-in-Fact for the above-mentioned purposes whatsoever.

In witness whereof, I have hereunto set my hand this the 20 day of September, 2022

Bronwyn Ann Davies-Mason

STATE OF California)

COUNTY OF Los Angeles)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **BRONWYN ANN DAVIES-MASON** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing Power of Attorney for the purposes herein set forth.

Witness my hand and official seal of office at this the 20 day of September, 2022.

Christian Ochoa Gonzalez

Notary Public
My Commission Expires: April 27, 2026

(SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 20, 2022 (Date) before me, Christian Ochoa Gonzalez Notary Public (Here Insert Name and Title of the Officer)

personally appeared Bronwyn Ann Davies-Mason (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
(Signature of Notary Public)

CHRISTIAN OCHOA GONZALEZ
Notary Public - California
Los Angeles County
Commission # 2402173
My Comm. Expires Apr 27, 2026

202210270116270

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/20/22 (date of document).

Regina Sullo
Affiant Signature

10/27/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

