Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 941826 **DEEDWARR**
11/16/2022 10:58:54 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00

20221116-0122000

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62906

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William E. Cobb 5544 Knob Road Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10306000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$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 **Landon Rives and Caroline Davidson Rives, husband and wife**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William E. Cobb,** 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. 14 on the Plan of Brookside Courts, Addition No. 2 of record in Book 1835, page 47, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Caroline Davidson by Warranty Deed from Danielle Clark Puckett Wills and James Baird Wills, wife and husband, dated December 1, 2017 and recorded December 4, 2017, of record in Inst. No. 20171204-0123438, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 27, 2021, recorded August 10, 2021, of record in Inst. No. 20210810-0107958, said Register's Office, subject proeprty was conveyed to Landon Rives and wife, Caroline Davidson Rives.

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

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 47, said Register's Office, which Plan shows a 30, foot minimum building setback line from Kendall Drive, and 15 foot easement for public utility purposes along the rear line of said lot with a telephone and electric pole line lying therein; Easements for driveway purposes of record in Book 5177, page 516, and Book 5219, page 925, said Register's Office.

This instrument is executed on behalf of Landon Rives by Caroline Davidson Rives pursuant to a Power of Attorney executed by him on the 9th day of November, 2022, of record in Instrument No. 20221116-0121999, 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 5656 Kendall Drive, 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 15th day of November, 2022.

Landon Rives by Caroline Davidson Rives, Attorney-in-Fact — Caroline Davidson Rives

Landon Rives by Caroline Davidson Rives, Attorney-In-Fact — **Caroline Davidson Rives**

State of Tennessee

County of Davidson

On this 15th day of November, 2022, before me the undersigned authority, personally appeared **Caroline Davidson Rives**, 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.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

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, **Caroline Davidson Rives** 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 **Landon Rives**, 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 15th day of November, 2022.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

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: $600,000.00.

Affiant

Sworn and subscribed before me this 15th day of November, 2022.

Notary

My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

EXHIBIT "A"
To
Warranty Deed

FROM: Landon Rives and Caroline Davidson Rives

TO: William E. Cobb

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.

Caroline Davidson Rives
Caroline Davidson Rives, Affiant

Sworn to and subscribed before me this 15th day of November, 2022.

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026