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*

Karen Johnson Davidson County
Batch# 943038 DEEDWARR
11/18/2022 02:21:35 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20221118-0122795

Ivey Title, LLC Ref: (DM) Title No.: 62899

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Alex Feldman Leah L. Eckberg 7184 Forrest Oaks Drive Nashville, TN 37221	Liberty Federal Credit Union, ISAOA/ATIMA 1207 Liberty Pike Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 155070A0400CO

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 **Michael S. Wilson and Mary Louise McCullough, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Alex Feldman and Leah L. Eckberg, as joint tenants with right of survivorship,** 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. 3 on the Plan of Revision One of Poplar creek Estates Phase III Section "B" of record in Book 7900, page 993, revised in Book 9700, page 123, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Wilson and wife, Mary Louise McCullough by Warranty Deed from David R. Morris and wife, Mary L. Morris, dated August 13, 2012 and recorded on August 15, 2012 of record in Instrument No. 20120815-0073055, 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 7900, page 993, revised in Book 9700, page 123, said Register's Office. 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. Charter of Poplar Creek Estates Homeowners Association of record in Book 7120, page 125, said Register's Office.

This instrument is executed on behalf of Michael S. Wilson and Mary Louise McCullough by Evan Lawrence Coakley pursuant to a Power of Attorney executed by them on the 17th day of October, 2022, of record in Instrument No. 20221118-0122794, 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 7184 Forrest Oaks Drive, 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 18th day of November, 2022.

By

Michael S. Wilson by Evan Lawrence Coakley, Attorney-In-Fact

Mary Louise McCullough by Evan Lawrence Coakley, Attorney-In-Fact

Attorney-in-fact

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, **Evan Lawrence Coakley** 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 **Michael S. Wilson and Mary Louise McCullough**, 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 18th day of November, 2022.

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

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 18th day of November, 2022.

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

Notary

My Commission Expires:

EXHIBIT "A"

To
Warranty Deed

FROM: Michael S. Wilson and Mary Louise McCullough

TO: Mary Alex Feldman and Leah L. Eckberg

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.

Evan Lawrence Coakley, Affiant

Sworn to and subscribed before me this 18th 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