Karen Johnson Davidson County
Batch# 960882 DEEDWARR
01/13/2023 09:14:46 AM 6 pgs
Fees: $33.00 Taxes: $4,255.00
20230113-0002953

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: () Title No.: 62926

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith McDonald Barry Alston Elizabeth Blakley 108 Bellebrook Circle Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 130050A00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mary Voigt, Thomas E. Nesbitt, Jr., Jonathan C. Nesbitt, Mary Lindsay Krebs, Elizabeth Donelson Krebs, Sarah Winston Krebs, Jonathan Richey Krebs and Philip Nesbitt Krebs, the heirs at law of Elizabeth N. Nesbitt, and Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, as Co-Administrators of the Estate of Elizabeth N. Nesbitt, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Keith McDonald Barry and Alston Elizabeth Blakley, 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. 8 on the Plan of Bellebrook of record in Book 5200, page 442, amended in Book 5982, page 32 and Book 6087, page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tom E. Nesbitt a/k/a Thomas E. Nesbitt, Sr. and spouse, Elizabeth N. Nesbitt, by Warranty Deed from Edward F. Pugh and spouse, Nancy W. Pugh, dated September 24, 1993, recorded October 6, 1993, of record in Book 9106, page 754, said Register's Office. By Quitclaim Deed, dated March 14, 1998, recorded March 26, 1998, of record in Book 10855, page 191, said Register's Office, subject property was conveyed to Elizabeth N. Nesbitt. Said property was further conveyed to Elizabeth N. Nesbitt, Trustee of the Qualified Personal Residence Trust of Elizabeth N. Nesbitt, dated March 14, 1988, by deed from Elizabeth N. Nesbitt of record in Book 10855, page 192, said Register's Office, the derivation clause of which did not properly reference the conveyance of record in Book 10855, page 191, said Register's Office. By Quitclaim Deed of record in Instrument No. 20080630-0067204, said Register's Office, Thomas E. Nesbitt, Jr., Successor Trustee of the Qualified Personal Residence Trust of Elizabeth N. Nesbitt, dated March 14, 1998, conveyed subject property to Thomas E. Nesbitt, Jr., Mary N. Voigt, Jonathan C. Nesbitt and Elizabeth N. Krebs. The said Thomas E. Nesbitt, Jr., Jonathan C. Nesbitt, Elizabeth N. Krebs and Mary N. Voigt conveyed their interests in subject property to Thomas E. Nesbitt, Sr., by Special Warranty Deeds of record in Instrument No. 20080701-0067604, Instrument No. 20080701-0067605, Instrument No. 20080701-0067606, Instrument No. 20080701-0067607, said Register's Office. The said Thomas E.

Nesbitt, Sr. died on February 12, 2014. The Last Will and Testament of Thomas E. Nesbitt, Sr., of record in Docket No. 14P-436, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Elizabeth N. Nesbitt, Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt as Co-Executors. By Co-Executors Deed, dated September 11, 2017, recorded September 15, 2017, of record in Instrument No. 20170915-0094726, said Register's Office, subject property was conveyed to Elizabeth N. Nesbitt, Thomas E Nesbitt, Jr., and Jonathan C. Nesbitt, Co-Trustees and their successors in trust, of the Tom E. Nesbitt, Sr., Trust, dated May 25, 2011. By Quitclaim Deed, dated September 11, 2017, recorded September 18, 2017, of record in Instrument No. 20170918-0095219, said Register's Office, subject property was conveyed to Elizabeth N. Nesbitt. The said Elizabeth N. Nesbitt died on April 28, 2022. By Affidavits of Heirship of record in Instrument No. 20230105-0001096 and Instrument No. 20230105-0001070, Mary Voigt, Thomas E. Nesbitt, Jr., Jonathan C. Nesbitt, Mary Lindsay Krebs, Elizabeth Donelson Krebs, Sarah Winston Krebs, Jonathan Richey Krebs and Philip Nesbitt Krebs were established as heirs at law of Elizabeth N. Nesbitt. Letters of Administration were issued to Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, as Co-Administrators of the estate of Elizabeth N. Nesbitt by Docket No. 22P971, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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 of record in Book 5200, page 442, amended in Book 5982, page 32 and Book 6087, page 957, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5938, page 212, amended in Book 6029, page 807; Book 9438, page 564; Book 9596, page 930; and Instrument No. 20171101-0112260, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Bellbrook Homeowners Association, Inc. of record in Book 9428, page 754, said Register's Office.

This instrument is executed on behalf of the following Grantors by Thomas E. Nesbitt, Jr., pursuant to Powers of Attorney executed and recorded by them in the Register's Office for Davidson County Tennessee on the dates and in the Instruments set forth below. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

Mary Voigt, executed June 30, 2022, of record in Instrument No. 20230105-0001071
Elizabeth Donelson Krebs, executed July 6, 2022, of record in Inst. No. 20230105-0001073
Mary Lindsay Krebs, executed on September 1, 2022, of record in Instrument No. 20230105-0001076
Sarah Winston Krebs, executed July 12, 2022, of record in Instrument No. 20230105-0001072
Jonathan Richey Krebs, executed July 13, 2022, of record in Instrument No. 20230105-0001075
Philip Nesbitt Krebs, executed July 7, 2022, of record in Instrument No. 20230105-0001074

This is improved property, known as 108 Bellebrook Circle, Nashville, TN 37205

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 10th and 12th day of January, 2023.

Thomas E. Nesbitt Jr., Co-Administrator and Heir-At-Law
Thomas E. Nesbitt, Jr., Co-Administrator and Heir-At-Law

Jonathan C. Nesbitt, Co-Administrator and heir at law
Jonathan C. Nesbitt, Co-Administrator and Heir-At-Law

Mary Voigt, Heir-At-Law by Thomas E. Nesbitt as Attorney-in-Fact
Mary Voigt, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact

Elizabeth Donelson Krebs, Heir-At-Law by Thomas E. Nesbitt, Jr. as Attorney in-Fact
Elizabeth Donelson Krebs, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact

Mary Lindsay Krebs, Heir-At-Law, by Thomas E. Nesbitt Jr as Attorney-in-Fact
Mary Lindsay Krebs, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact

Sarah Winston Krebs, Heir-At-Law by Thomas E. Nesbitt, Jr. as Attorney-in-Fact
Sarah Winston Krebs, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact

Jonathan Richey Krebs, Heir-At-Law, by Thomas E. Nesbitt Jr as Attorney in-Fact
Jonathan Richey Krebs, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact

Philip Nesbitt Krebs, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact
Philip Nesbitt Krebs, Heir-At-Law, by Thomas E. Nesbitt, Jr. as Attorney-in-Fact

State of Florida

County of Polk

On this 10th day of January, 2023, before me the undersigned authority, personally appeared **Thomas E. Nesbitt, Jr.**, Co-Administrator of the Estate of Elizabeth N. Nesbitt and as Heir-At-Law of Elizabeth N. Nesbitt, 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.

Chastity McRae
Notary

My Commission Expires: 6/28/2026

Chastity Y. McRae
Comm.:HH 282009
Expires: June 28, 2026
Notary Public - State of Florida

State of Tennessee

County of Davidson

On this 12th day of January, 2023, before me the undersigned authority, personally appeared **Jonathan C. Nesbitt**, Co-Administrator of the Estate of Elizabeth N. Nesbitt and as Heir-At-Law of Elizabeth N. Nesbitt, 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.

Margaret H. Taylor
Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Florida

County of Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Thomas E. Nesbitt, Jr.** 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 **Mary Voigt, Elizabeth Donelson Krebs, Mary Lindsay Krebs, Sarah Winston Krebs, Jonathan Richey Krebs and Philip Nesbitt Krebs**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Lake Wales, Florida, this 10th day of January, 2023.

Chastity McRae
Notary

My Commission Expires: 6/28/2026

Chastity Y. McRae
Comm.:HH 282009
Expires: June 28, 2026
Notary Public - State of Florida

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: $1,150,000.00.

Affiant

Sworn and subscribed before me this 12 day of January, 2023.

Notary

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Mary Voigt, Thomas E. Nesbitt, Jr., Jonathan C. Nesbitt, Mary Lindsay Krebs, Elizabeth Donelson Krebs, Sarah Winston Krebs, Jonathan Richey Krebs and Philip Nesbitt Krebs, the heirs at law of Elizabeth N. Nesbitt, and Thomas E. Nesbitt, Jr., and Jonathan C. Nesbitt, as Co-Administrators of the Estate of Elizabeth N. Nesbitt

TO: Keith McDonald Barry and Alston Elizabeth Blakley

State of Florida
County of Polk

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 principals thereon shown.

2. That this execution is proper and within the scope of the powers-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 powers-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Thomas E. Nesbitt, Jr. Affiant

Thomas E. Nesbitt, Jr., Affiant

Sworn to and subscribed before me this 10th day of January, 2023.

Chastity McRae

Notary Public

Chastity Y. McRae
Comm.: HH 282009
Expires: June 28, 2026
Notary Public - State of Florida

My Commission Expires: 6/28/2026