This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-20213-SL

Karen Johnson Davidson County
Batch# 971960 DEEDWARR
02/17/2023 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20230217-0011782

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Forsyth

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Carol H Terry by Jack D Howell, Her Attorney in Fact
Affiant

Subscribed and sworn to before me, this the 17th day of February, 2023.

Notary Public
My Commission Expires: 1/4/24

ANGELA MCINTYRE
Notary Public - State of Georgia
Fulton County
My Commission Expires Jan 4, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mackenzie Hayes 141 Hicks Road Nashville, TN 37221	Same	142 15 0C 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carol H. Terry, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mackenzie Hayes, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Breckenridge, a Condominium, as described in Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements as specified therein and subject to all terms, covenants and conditions as set forth in such Master Deed.

Being the same property conveyed to Carol H. Terry by Warranty Deed from Katherine L. Tucker Kennedy and husband, David M. Kennedy of record as Instrument No. 20030827-0124485 in the Register's Office for Davidson County, Tennessee, dated August 20, 2003 and recorded on August 27, 2003.

This Instrument executed on behalf of Carol H. Terry ("Principal") by Jack Howell pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202302170011781, 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 or ☐ unimproved property located at: **141 Hicks Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2023.

GRANTOR:

Carol H. Terry by Jack Howell, Attorney-In-Fact

Carol H. Terry by Jack Howell, Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Forsyth

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack Howell the within named bargainor(s), 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 Carol H. Terry ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of February, 2023.

Notary Public
My Commission expires: 1/4/26

ANGELA MCINTYRE
Notary Public - State of Georgia
Fulton County
My Commission Expires Jan 4, 2026

EXHIBIT "A"
TO Warranty Deed
From: Carol H. Terry
To: Mackenzie Hayes

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Forsyth

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 documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Carol H. Terry,
Jack W. Harrell, Its Attorney-In-Fact
Affiant

WITNESS my hand and seal at office this 16th day of February, 2023.

Notary Public
My Commission Expires: 1/4/26

ANGELA MCINTYRE
Notary Public - State of Georgia
Fulton County
My Commission Expires Jan 4, 2026

Certificate of Authenticity

I, Holly Ray, 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 February 16th 2023.

Date

Holly Ray

Affiant Signature

February 16, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2023.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY