Karen Johnson Davidson County
Batch# 989575 DEEDWARR
04/06/2023 02 21 02 PM 4 pgs
Fees $23 00 Taxes $2,627 37

20230406-0025331

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230400058

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$710,100.00 Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
5th day of April, 2023 S Denise Woods
Notary Public

MY COMMISSION EXPIRES:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James P. Brakefield and Stephanie H. Brakefield 4405 Nevada Ave. Nashville, TN 37209	901 Cantrell Ave. Nashville, TN 37215	091-16-0-105.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David L. Thompson an undivided one-half (1/2) interest and Donna T. Perry an undivided one-half (1/2) interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James P. Brakefield and Stephanie H. Brakefield, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, 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 the westerly 40 feet of Lot No. 306 and the easterly 30 feet of Lot No. 308 of Block 15, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 306 and 308 front together 70 feet on the southerly side of Nevada Avenue, formerly Third Avenue, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to David L. Thompson, an undivided one-half (1/2) interest and Donna T. Perry, an undivided one-half (1/2) interest, by Executor Deed from David L. Thompson, in his capacity as Executor of the Billy L. Thompson Estate, dated 5/29/2022 and recorded 6/3/2022 in Instrument No. 20220603-0064213, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Lorene Pratt Thompson and husband, Billy L. Thompson by Warranty Deed from Joseph R. Pratt, unmarried, dated 10/27/1975 and recorded 10/28/1975 in Book 4965, Page 328, Register's Office for Davidson County, Tennessee. The said Lorene Pratt Thompson having predeceased Billy L. Thompson, leaving the property vested solely in Billy L. Thompson. The said Billy L. Thompson died testate on January 30, 2021. Pursuant to his Last Will and Testament filed in Docket No. 21P-832 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), he devised his estate to his two children, David L. Thompson and Donna T. Perry, in equal shares, per stirpes.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This instrument is executed on behalf of David L. Thompson by Stephen Scarborough pursuant to a Power of Attorney executed by him on the 3rd day of April, 2023, of record in Instrument No. 20230406-0025330, 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 (X) property known as **4405 Nevada Ave., 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 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 Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 5th day of April, 2023.

David L. Thompson by Stephen Scarborough, Attorney in Fact

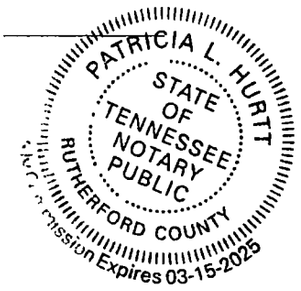
David L. Thompson by Stephen Scarborough, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 5th day of April, 2023, before me personally appeared Stephen Scarborough to me known to be the person who executed the foregoing instrument in behalf of David L Thompson as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said David L Thompson

Witness my hand and official seal at Smyrna, Tennessee, this the 5th day of April, 2023

Commission Expires _____



Patricia L Hurtt
Notary Public

Witness our hands this 5th day of April, 2023.

Donna T. Perry

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 Donna T. Perry the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2023

Commission Expires _____

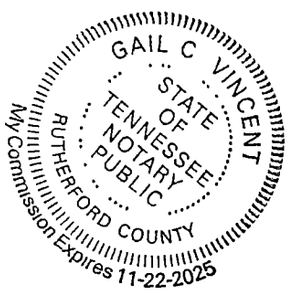


EXHIBIT "A"
To
Warranty Deed

FROM:
David L. Thompson and Donna T. Perry

TO:
James K. Brakefield and Stephanie H. Barkefield

State of Tennessee
County of Rutherford

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.

Stephen Scarborough, Affiant

Sworn to and subscribed before me this the 5th day of April, 2023.

Patricia L Hurtt
Notary Public

My commission expires: _____

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025