Karen Johnson Davidson County
Batch# 1003671 DEEDWARR
05/16/2023 09:13:30 AM 5 pgs
Fees: $28.00 Taxes: $2,774.63
20230516-0036422

This instrument prepared by:
Momentum Title, LLC
630 West Burton Street
Murfreesboro, TN 37130
File Number: 7-1112-KP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $749,900.00.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2023.

Notary Public
My Commission Expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amber N. Pociroli and Jason A. Ponciroli 3507 Geneva Circle Nashville, TN 37209	NEW OWNERS 3507 GENEVA CIRCLE NASHVILLE, TN 37209	092 05 0 076.00

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, **John T. Blankenship, an unmarried man, Katherine Holloway Blankenship, an unmarried woman, and John Judkins, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amber N. Pociroli and Jason A. Ponciroli, wife and husband**, 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:

Lot 121, College Hill Subdivision, Section 5, as shown on plat of record in Plat Book 2900, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katherine H. Blankenship and John B. Judkins, a married couple, as tenants by the entirety, as to one-half (1/2) interest, and John T. Blankenship, a single person, as to one-half (1/2) interest, of record in Instrument No. 20230516003642 1, in the Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on May _____, 2023.

Being the same property conveyed to John Terrell Blankenship, an unmarried man by Warranty Deed from Mary Inez Crutchfield, unmarried, by Maribeth Crutchfiled, Attorney in Fact of record as Instrument No. 20191202-0123557 in the Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on December 2, 2019.

This Instrument executed on behalf of John T. Blankenship ("Principal") by Katherine H. Blankenship pursuant to the Power of Attorney of record in Instrument Number _____202305160036419_, 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 Instrument executed on behalf of John Judkins ("Principal") by Katherine H. Blankenship pursuant to the Power of Attorney of record in Instrument Number _____202305160036420_____, 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 located at: **3507 Geneva Circle, Nashville, TN 37209**

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 11th day of May, 2023.

GRANTORS:

Katherine Holloway Blankenship

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine Holloway Blankenship, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of May, 2023.

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

Notary Public
My Commission expires: 6/24/26

John T. Blankenship by Katherine H. Blankenship, his attorney in fact

John T. Blankenship by Katherine H. Blankenship, his Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine H. Blankenship 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 John T. Blankenship ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 11th day of May, 2023.

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

Notary Public
My Commission expires: 6/24/26

John Judkins by Katherine H. Blankenship, his attorney in fact

John Judkins by Katherine H. Blankenship, his Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine H. Blankenship 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 John Judkins ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 11th day of May, 2023.

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
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Notary Public
My Commission expires: 6/24/26

202305160036422

EXHIBIT "A"
TO Warranty Deed
From: John T. Blankenship, Katherine Holloway Blankenship, and John Judkins
To: Amber N. Pociroli and Jason A. Ponciroli

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Miami-Dade

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.

Affiant

WITNESS my hand and seal at office this 11th day of May, 2023.

Notary Public
My Commission Expires: 6/24/26

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 11, 2023**.

Date

Affiant Signature

May 16, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **May**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)