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# 1015500 DEEDWARR
06/15/2023 10:37:34 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20230615-0045687

Ivey Title, LLC Ref: (DL) Title No.: 63162

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John L. Peterson 27 Vaughns Gap Road Nashville, TN 37205	New Owner

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

TAX MAP PARCEL NUMBERS: 14303000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachariah R. Parker, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John L. Peterson, unmarried** 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. 17 on the Plan of Warner Park Valley, Section 2, of record in Book 3600, page 20, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Zachariah R. Parker, a single person, by Warranty Deed from Frank Michael Arrington and wife, Tina Hatcher Arrington, dated June 30, 2010, of record in Inst. No. 20100702-0052089, Register's Office for Davidson County, Tennessee. Zack Parker is one and the same as Zachariah R. Parker.

Subject property was never the marital residence of the Grantor.

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, with Owner's Certificate, of record in Book 3600, page 20, said Register's Office, which Plan shows 30 minimum building set back line from Vaughns Gap Road 10 foot easement for drainage purposes along the front line of said lot, and easement for public utility and drainage along the rear line of said lot; Easement for the flow of a creek along the front line of said Lot; Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office.

This instrument is executed on behalf of Zachariah R. Parker by Mitchell E. Parker pursuant to a Power of Attorney executed by her on the 12th day of June, 2023, of record in Instrument No. 20230614-0045320, 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 27 Vaughns Gap Road, 37205, TN

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 14th day of June, 2023.

Zachariah R. Parker by Mitchell E. Parker, Attorney-In-Fact

Zachariah R. Parker by Mitchell E. Parker, 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, **Mitchell E. Parker** 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 **Zachariah R. Parker**, 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 14th day of June, 2023.

My Commission Expires: _____

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

Notary

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: $550,000.00.

Affiant

Sworn and subscribed before me this 14 day of June, 2023.

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary

My Commission Expires: 5-9-26

EXHIBIT "A"

To
Warranty Deed

FROM: Zachariah R. Parker

TO: John L. Peterson

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.

Mitchell E. Parker, Affiant

Sworn to and subscribed before me this 14th day of June, 2023.

Notary Public

My Commission Expires: _____

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