RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Wilson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $363,000.00. Affiant Sworn to and subscribed before me this 20th day of June, 2023. Notary Public My Commission Expires: October 25, 2026
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	Karen Johnson Davidson County Batch# 1018392 DEEDWARR 06/23/2023 02:21:30 PM 3 pgs Fees: $18.00 Taxes: $1,343.10 20230623-0048016

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Joseph M. Ponder and Ashley K. Ponder 2510 Park Drive Nashville, TN 37214	First American Mortgage Solutions 1795 International Way Idaho Falls, ID 83402	084-016-0-108.00

THIS GENERAL WARRANTY DEED is made and effective as of the 20th day of June, 2023 (the "***Effective Date***"), by and between:

EDWARD J. DONAHUE, AN UNMARRIED MAN ("***Grantor***"); and

JOSEPH M. PONDER AND ASHLEY K. PONDER, HUSBAND AND WIFE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 35 and 36 on the Plan of Map of Donelson Park Place of record in Plat Book 547, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward J. Donahue, an unmarried man by Warranty deed from Forrest Mathis, married of record in Instrument No. 20210304-0028557 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 04, 2021.

This instrument is being executed on behalf of Edward J. Donahue by William Donahue, his lawful Attorney in Fact, pursuant to that certain Durable Financial Power of Attorney of record in Instrument No. 20230614-0045423, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2510 Park Drive, Nashville, TN 37214.

This conveyance is being made subject to (i) taxes for the year 2023, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general

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utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, or claims of easements, not shown by public record.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 73, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Edward J Donahue, by W Donahue his Attorney-In-Fact

Edward J. Donahue, by William Donahue, his Attorney in Fact

STATE OF MA)
COUNTY OF MIDDLESEX)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, WILLIAM DONAHUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Attorney in Fact of Edward J. Donahue, as such, executed the within instrument as the same free act and deed of Edward J. Donahue.

Witness my hand, at office, this 20th day of June, 2023.

Notary Public Michael J O'Sullivan

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Certificate of Authenticity

I, Joshua A. Terry, 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 June 20th 2023.

Affiant Signature – Joshua A. Terry

6/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/22/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON