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# 1023172 **DEEDWARR**
07/06/2023 02 28 34 PM 4 pgs
Fees $23 00 Taxes $869 50

20230706-0051735

Ivey Title, LLC Ref. (DW) Title No.. 63150

Dav Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jackie & Viv Partners, General Partnership 1048 Stonebridge Park Drive Franklin, TN 37069	New Owner

TAX MAP PARCEL NUMBERS: 128130A25300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louise Browning, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jackie & Viv Partners, General Partnership,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 253 of Westfield Condominium (formerly the Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office.

Being the same property conveyed to Louise Browning by Warranty Deed from George Gianikas, Trustee with full power, dated April 17, 1986 and recorded on April 23, 1986 of record in Book 6836, page 221, Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents

This conveyance is subject to Taxes for 2023, and subsequent years; The Plan of record in Book 6250, page 590 as revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6678, page 771; Book 6736, page 110, Book 6801, page 962; Book 6831, page 982; Book 7271, page 256; and Book 9608, page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easements, Covenants and Conditions contained in Deed of record in Book 6551, page 988, said Register's Office Charter of the Westfield Condominium Homeowners Association of record in Book 6746, page 677, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No 20151130-0120253, said Register's Office. Agreement for Public Utilities Easement of record in Book 7803, page 694, said Register's Office. Grant of Easement for sewer line to Harpeth Valley Utilities District of record in Book 6551, page 981, said Register's Office.

This instrument is executed on behalf of Louise Browning by John R. Browning, III pursuant to a Power of Attorney executed by her on the 30th day of August, 2022, of record in Instrument No 20230704-0051734 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 253 Westfield Drive, Nashville, TN 37221

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 30th day of June, 2023

Louise Browning by John R. Browning III Attorney in Fact

Louise Browning by John R. Browning, III, her 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, **John R. Browning, III** 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 **Louise Browning**, 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 30th 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. $235,000.00

Affiant

Sworn and subscribed before me this 30th day of June, 2023.

Notary

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Louise Browning

TO: Jackie & Viv Partners, General Partnership

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

John R. Browning, III, Affiant

Sworn to and subscribed before me this 30 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