This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20867-MF

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $659,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1023664 DEEDWARR
07/07/2023 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $2,441.63
20230707-0052053

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sylvia Lewis 2666 Miami Avenue Nashville, TN 37214	Motto Mortgage 278 Franklin Road Brentwood, TN 37027	052 09 0 177.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kris Hamid, a married man***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sylvia Lewis, an unmarried woman**, hereinafter called the Grantee, her 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 Lot No. 64, (Sixty Four) on the Plan of Woodale Grove Annex, of record in Book 547, Pages 109 and 110, Register's Office for said County.

Said Lot Nos. 64, fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel line to a dead line.

Included in the above described, but Excluded herefrom is that part of said lots conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows: Beginning at a point, said point being the Northwest corner of Lot No. 64, said point being in the Southerly right of way line of Miami Avenue; thence Easterly along the present Southerly right of way line of Miami Avenue, 150 feet to a point, said point being the Northeast corner of Lot No. 66; thence Southerly along the Easterly margin of Lot No. 66, 34 feet, more or less, to a point in the new proposed Southerly right of way line of Miami Avenue; thence Westerly along proposed new Southerly right of way line of Miami Avenue, 150 feet to a point in the Westerly line of Lot No. 64; thence Northerly along the Westerly line of Lot No. 64, 32 feet, more or less, to the point of beginning.

Being the same property conveyed to Kris Hamid, married, by Warranty Deed from Jim E. Allen, Jr., of record in Instrument No. 20200924-0109498 in the Register's Office of Davidson County, Tennessee, dated September 21, 2020 and recorded on September 24, 2020.

*This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This Instrument executed on behalf of Kris Hamid ("Principal") by Rozalind Ruth pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202307070052052, 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: **2666 Miami Avenue, Nashville, TN 37214**

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 28th day of June, 2023.

GRANTOR:

Kris Hamid by Rozalind Ruth, Attorney-in-Fact

Kris Hamid by Rozalind Ruth, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

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

WITNESS my hand and seal at office this 28th day of June, 2023.

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rozalind Ruth the within named bargainor, 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 Kris Hamid ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of June, 2023.

_____
Notary Public
My Commission expires: 6/23/24

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Kris Hamid
To: Sylvia Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 28th day of June, 2023.

Notary Public
My Commission Expires: 6/23/24

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202307070052053

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 6/28/2023.

Affiant Signature – Joshua A. Terry

7/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/7/2023.

Notary Public

My Commission Expires: 9/28/26

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