Karen Johnson Davidson County
Batch# 1024865 DEEDWARR
07/11/2023 02 29 19 PM 4 pgs
Fees $23 00 Taxes $3,651 90
20230711-0053094

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*

Ivey Title, LLC Ref (DL) Title No 63185

Dav Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marcia Wilson 3629 Valley Vista Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10413020700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$987,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip I. Ackerman-Lieberman, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marcia Wilson,** 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. 12, Block B on the Plan of Bellwood of record in Book 547, pages 149 and 150, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip I Ackerman-Lieberman, unmarried by Warranty Deed from Daniel J Boulton and Jennifer E. Boulton, dated February 24, 2016 and recorded on February 24, 2016 of record in Instrument No 20160224-0017739, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated February 10, 2021, recorded on April 7, 2021 of record in Instrument No 20210407-0046426, said Register's Office, subject property was conveyed to Phillip I Ackerman-Lieberman, married

Yedida Chaya Eisenstat, spouse of Phillip I. Ackerman-Lieberman, joins in this conveyance, solely to convey any and all marital interest she may have in subject property

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 547, pages 149 & 150, said Register's Office, which Plan shows a 30 foot minimum building set back line from Valley Vista Road Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3932, page 276, said Register's Office.

This instrument is executed on behalf of Phillip I. Ackerman-Lieberman by Yedida Chaya Eisenstat pursuant to a Power of Attorney executed by him on the 27th day of June, 2023, of record in Instrument No. 20230711-0053093, 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 3629 Valley Vista Road, Nashville, TN 37205

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 10th day of July, 2023

Phillip I Ackerman-Lieberman
By Yedida Chaya Eisenstat

Phillip I. Ackerman-Lieberman by Yedida Chaya Eisenstat, Attorney-In-Fact

Yedida Chaya Eisenstat

Yedida Chaya Eisenstat

State of Tennessee

County of Davidson

On this 10th day of July, 2023, before me the undersigned authority, personally appeared **Yedida Chaya Eisenstat,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Yedida Chaya Eisenstat** 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 **Phillip I. Ackerman-Lieberman**, 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 10th day of July, 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 $987,000 00.

Affiant

Sworn and subscribed before me this 10th day of July, 2023

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

EXHIBIT "A"
To
Warranty Deed

FROM: Phillip I. Ackerman-Lieberman

TO: Marcia Wilson

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

Yedida Chaya Eisenstat

Yedida Chaya Eisenstat, Affiant

Sworn to and subscribed before me this 10th day of July, 2023

Notary Public

My Commission Expires _____

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