Karen Johnson Davidson County
Batch# 1027026 DEEDWARR
07/17/2023 02 41 43 PM 4 pgs
Fees $23 00 Taxes $1,387 50
20230717-0054834

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. 63174

Dav Co File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hidden Trail Properties, LLC 4825 Trousdale Drive Ste 231 Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 09116031000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth House Welch and Amanda Bounds**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hidden Trail Properties, LLC,** 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. 5 Block 15 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Book 57, pages 160 and 161, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve E. Taylor and wife, Kimberly R. Taylor, by Warranty Deed from William Gary Armstrong and wife, Barbara Jean Armstrong, dated June 29, 1991 and recorded on July 2, 1991, of record in Book 8389, page 464, Register's Office for Davidson County, Tennessee The said Steve E Taylor and Kimberly R Taylor have since died, with Steve E Taylor predeceasing Kimberly R Taylor By Executor's Quitclaim Deed dated January 19, 2023, recorded January 30, 2023, of record in Inst No. 20230130-0006625, said Register's Office, Elizabeth House Welsh, as Personal Representative of the Last Will and Testament for Kimberly R Taylor, of record in Case No 21P743 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, conveyed subject proeprty to Elizabeth House Welch and Amanda Bounds, as tenants in common.

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2023, and subsequent years, All matters shown on the Plan, with Owner's Certificate, of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Amanda Bounds by Elizabeth House Welch pursuant to a Power of Attorney executed by her on the 12th day of July, 2023, of record in Instrument No. 20230717-0054833 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 3909 Park Avenue, Nashville, TN 37209

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 July, 2023

Elizabeth House Welch

Amanda Bounds by

Amanda Bounds by Elizabeth House Welch, Attorney-In-Fact

Attorney-in-fact

State of Tennessee

County of Davidson

On this 14th day of July, 2023, before me the undersigned authority, personally appeared **Elizabeth House Welch**, 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, **Elizabeth House Welch** 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 **Amanda Bounds**, 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 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. $375,000.00.

Affiant

Sworn and subscribed before me this 14th 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: Elizabeth House Welch and Amanda Bounds

TO: Hidden Trail Properties, LLC

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

Elizabeth House Welch, Affiant

Sworn to and subscribed before me this 14th day of July, 20 23

Notary Public

My Commission Expires: _____

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