Karen Johnson Davidson County
Batch# 1041487 DEEDWARR
08/22/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,805.60
20230822-0065695

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21467-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $488,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2023.

Notary Public
My Commission Expires: 9/8/2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Mikes Family Revocable 1703 Shackleford Road Nashville, TN 37215	NEW OWNER	147 01 0 130.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathon Reilly Wells, a single man, Jennifer Lynne Wilson, a married woman, and Mary Jo Wells, a widow** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Mikes and Joseph Mikes, Co-Trustees of The Mikes Family Revocable Trust dated February 22, 2023**, hereinafter called the Grantee(s), his/her/their 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. 561 on the Plan of Section Fourteen, Caldwell Hall, as of record in Plat Book 3300, Page 77.

Said Lot fronts 100 feet on the Northeasterly side of Briarwood Drive and extends back 281.7 feet on the Northwesterly line and 295.23 feet on the Southeasterly line, to a dead line and measures 100.91 feet.

Being the same property conveyed to Mary Jo Wells, a 99.5% interest; and Jonathon Reilly Wells and Jennifer Lynne Wilson, with rights of survivorship as between them, a 0.5% interest, by Quitclaim Deed from Mary Jo Wells, of record in Instrument No. 20070625-0075281, in the Register's Office of Davidson County, Tennessee, dated June 12, 2007 and recorded on June 25, 2007. Further being the same property conveyed to Gene C. Wells and wife, Mary Jo Wells, by Warranty Deed from Ray L. Huff and wife, Sandra F. Huff, of record in Book 4822, Page 576, in the Register's Office of Davidson County, Tennessee, dated May 30, 1974 and recorded on June 06, 1974. The said Gene C. Wells died on October 05, 2005, leaving Mary Jo Wells as surviving tenant by the entirety.

Jennifer L. Wilson and Jennifer Lynne Wilson are one and the same.

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

This Instrument executed on behalf of Jennifer Lynne Wilson, and Mary Jo Wells ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202308220065693, and Instrument Numbe202308220065694 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 or ☐ unimproved property located at: **4830 Briarwood Drive, Nashville, TN 37211**

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 22nd day of August, 2023.

GRANTOR:

Jonathon Reilly Wells

Jennifer Lynne Wilson by Jonathon Wells Attorney Infact
Jennifer Lynne Wilson by Jonathon Wells, her Attorney-In-Fact

Mary Jo Wells by Jonathon wells Attorney Infact
Mary Jo Wells by Jonathon Reily Wells, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal at office this 22nd day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jonathon Reilly Wells** the within named bargainor(s), 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 **Jennifer Lynne Wilson and Mary Jo Wells** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Jonathon Reilly Wells, Jennifer Lynne Wilson, and Mary Jo Wells
To: Katherine Mikes and Joseph Mikes, Co-Trustees of The Mikes Family Revocable Trust dated February 22, 2023

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.

Jonathon R Wells
Affiant

WITNESS my hand and seal at office this 22nd day of August, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 22nd day of August, 2023

Robert L. Scruggs 8/22/2023
Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 22nd day of August, 2023

Notary's Signature

My Commission Expires: 9-8-2025

JODY M. JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202308220065695