This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21657-KV

Karen Johnson Davidson County
Batch# 1065829 DEEDWARR
10/27/2023 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20231027-0084283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Subscribed and sworn to before me, this the 24th day of October, 2023.

Notary Public
My Commission Expires: 09/02/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Brian Lewis Holmes Twila Trahan 2434 Eastland Avenue Nashville, TN 37206	American Pacific Mortgage Corp. 3000 Lava Ridge Court, Ste. 200 Roseville, CA 95661	083-12-0-099

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Betty J. Hicks, a widower**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian Lewis Holmes and Twila Trahan, husband and wife**, hereinafter called the Grantees, 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. 210 on the Plan of Section Four, Eastland Acres of record in Book 2331, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Calvin E. Hicks and wife, Betty J. Hicks, by Warranty Deed from Suburban Properties, Inc., a Tennessee corporation, dated August 2, 1956 and recorded on August 3, 1956, of record in Book 2549, Page 33, Register's Office for Davidson County, Tennessee. Also see Affidavit of Heirship in Instrument No. 20040723-0088535. The said Calvin E. Hicks died on November 29, 2002, leaving behind Betty J. Hicks as the surviving tenant by the entirety.

This Instrument executed on behalf of Betty J. Hicks ("Principal") by Kevin Shane Hicks pursuant to the Power of Attorney of record in Instrument Number 202310270084281, 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: **2434 Eastland Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. The 2023 Property taxes have been prorated between the parties as of the of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for the 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 23rd day of October, 2023.

GRANTOR:

Betty J. Hicks by Kevin Shane Hicks, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Shane Hicks 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 Betty J. Hicks ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 23rd day of October, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 03/03/2025

202310270084283

EXHIBIT "A"
TO Warranty Deed
From: Betty J. Hicks
To: Brian L. Holmes and Twila Trahan

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

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 23rd day of October, 2023.

Notary Public
My Commission Expires: 03/03/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

202310270084283

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 24, 2023 (date of document).

Affiant Signature

October 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023