Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1257

Karen Johnson Davidson County
Batch# 1069054 DEEDWARR
11/06/2023 02:45:59 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

WARRANTY DEED



20231106-0086808

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clifford M. Dobbs, Jr. and Wilma L. Dobbs, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua A. Brown and Anne E. Brown, husband and wife**, 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. 46 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development of record in Plat Book 6250, Page 647, 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 the same property conveyed to Clifford M. Dobbs, Jr. and wife Wilma L. Dobbs by Warranty deed from Dr. Ridha Ai Attar and wife Samira Latif Ai Attar of record in Book 9284, page 695, Register's Office for Davidson County, Tennessee, dated March 18, 1994 and recorded on March 21, 1994.

This instrument is being executed on behalf of Clifford M. Dobbs, Jr. and Wilma L. Dobbs pursuant to a Durable General Power of Attorney executed on October 31, 2022, of record in Instrument Nos. 20230908-0070601 and 20230908-0070602, said Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7109 Poplar Creek Trace, Nashville, TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Joshua A. Brown	First Farmers and Merchants Bank	155-08-0A-046.00
7109 Poplar Creek Trace	816 S Garden Street	
Nashville, TN 37221	Columbia, TN 38401	

WITNESS THE EXECUTION HEREOF this 3rd day of November, 2023.

Clifford M. Dobbs, Jr. by Amy Walker, His Attorney in Fact

Clifford M. Dobbs, Jr. by Amy Walker,
His Attorney in Fact

Wilma L. Dobbs by Amy Walker, Her Attorney in Fact

Wilma L. Dobbs by Amy Walker,
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 3rd day of November, 2023, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Amy Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clifford M. Dobbs and Wilma L. Dobbs, acknowledged that such person executed the same as the free act and deed of Clifford M. Dobbs and Wilma L. Dobbs.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 515,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of November, 2023.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON