(3)

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2470-TC

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2023.

Hilary Torrence
Notary Public
My Commission Expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1081786
12/14/2023 12:04:17 PM
Fees: $18.00 Taxes: $976.80

Davidson County
DEEDWARR
3 pgs

20231214-0096550

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kaitlin Elizabeth Rye 129 Westerly Drive Nashville, TN 37221	Vanderbilt University Credit Union 1813 21st Ave. South, Oxford House-Room 107 Nashville, TN 37232	142 07 0A 129.00 CO

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Randolph J. Lee a/k/a Randolph Jackson Lee, an unmarried man** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kaitlin Elizabeth Rye, an umarried woman**, hereinafter called the Grantee, her 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 Unit No.129, together with the appurtenant interest in the common elements of Willow Pointe Condominiums, a horizontal property regime established by Master Deed of record in Book 6772, Page 257, amended in Book 8867, Page 283, and in Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Randolph J. Lee and wife, Rena K. Lee, by deed from Robert P. Cates and wife, Harriet Hall Cates, of record in Book 10043, page 168, dated May 1, 1996, said Register's Office. The said, Rena K. Lee a/k/a Rena Faye Lee having died on or about November 21, 2022 leaving Randolph J. Lee a/k/a Randolph Jackson Lee the surviving tenant by the entirety.

This Instrument executed on behalf of Randolph Jackson Lee, ("Principal") by Barbara Lee Tallent pursuant to the Power of Attorney of record in Instrument Number 20231214-0091549, 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: **129 Westerly Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 12th day of December, 2023.

GRANTOR:

Randolph Jackson Lee, by Barbara Lee Tallent, Attorney-In-Fact

Randolph Jackson Lee, by Barbara Lee Tallent, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Lee Tallent 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 Randolph Jackson Lee, ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 12th day of December, 2023.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT "A"
TO Warranty Deed
From: Randolph Jackson Lee
To: Kaitlin Elizabeth Rye

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.

Affiant

WITNESS my hand and seal at office this 12th day of December, 2023.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026