Karen Johnson Davidson County
Batch # 1087655 DEEDWARR
01/02/2024 02:21:57 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20240102-0000275

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.: 63479

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David B. Webber Karen B. Webber 223 Northlline Street Metairie, LA 70005	New Owner

TAX MAP PARCEL NUMBERS: 10313000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue W. Carney**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David B. Webber and Karen B. Webber, 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. 59 on the Plan of Hillwood Estates, Section Five, of record in Book 2133, page 55, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James M. Carney and Sue W. Bond, jointly with right of survivorship, by Warranty Deed from Terry M. Brooks and wife, Margaret C. Brooks, dated August 6, 1976 and recorded on August 9, 1976, of record in Book 5055, page 393, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 28, 1997, recorded June 24, 1997, of record in Book 10504, page 71, said Register's Office, subject property was conveyed to Sue W. Carney pursuant to the terms and conditions of Final Decree of Divorce, Docket No. 97D-610, in the Fourth Circuit Court for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 55, said Register's Office, which Plan shows a 100 foot minimum building setback line from Hickory Valley Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Sue W. Carney by Hannah E. Bond pursuant to a Power of Attorney executed by her/him/them on the 11th day of March, 2020, of record in Instrument No. 20230313-0018116, 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 6006 Hickory Valley Road, Nashville, TN 37205

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 29 day of December, 2023.

Sue W. Carney by Hannah E Bond Attorney-in-Fact

Sue W. Carney
By Hannah E. Bond, Attorney-in-Fact

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, **Hannah E. Bond** 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 **Sue W. Carney**, 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 29th day of December, 2023.

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

Notary

My Commission Expires: _____

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: $1,050,000.00.

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Affiant

Sworn and subscribed before me this 29th day of December, 2023.

Notary

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Sue W. Carney

TO: David B. Webber and Karen B. Webber

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.

Hannah E. Bond

Hannah E. Bond, Affiant

Sworn to and subscribed before me this 29th day of December, 2023.

Notary Public

My Commission Expires: _____

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