WARRANTY DEED

File No. CTO-2023-508

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of Jan, 2024

Notary Public

MY COMMISSION EXPIRES: 11/21/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1089937 DEEDWARR
01/09/2024 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20240109-0001830

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Warren and Ankido Yazigi	First Bank	
609 Bayhill Court	122 Columbia Ave.	075-16-0A-025.00-CO
Nashville, TN 37076	Franklin TN 37064	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

SHARMIN DUGGER ROWLETT, A WIDOW

has this day bargained and sold and does hereby transfer and convey unto,

HANNAH WARREN, AN UNMARRIED WOMAN, AND ANKIDO YAZIGI, AN UNMARRIED MAN, JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP

their heirs and assigns, forever, that 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. 61 on the Plan of First Revision of Phase One, Walden Woods of record in Plat Book 9700, Page 909, 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 Sharmin Dugger Rowlett by Quit Claim Deed from Richard Hoyt Rowlett of record in Instrument No. 20090806-0073956 Register's Office for Davidson County, Tennessee, dated June 3, 2009 and recorded on August 6, 2009.

This Instrument executed on behalf of Sharmin Dugger Rowlett ("Principal") by Gary Kevin King pursuant to the Power of Attorney of record in Instrument Number **20240108-0001526** 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 conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and believed to be known as: 609 Bayhill Court, Nashville, TN 37076 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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.

Witness our hands this 8th day of January, 2024.

Sharmin Dugger Rowlett By GK Attorney-In-Fact

Sharmin Dugger Rowlett by Gary Kevin King, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8th day of **January, 2024**, before me personally appeared **Gary Kevin King** for **Sharmin Jean Rowlett** to me know to be the person(s) described in and who executed the foregoing instrument, and acknowledged, that he executed the same as his free act and deed. See recorded Power of Attorney of record in ~~Book~~ _____, ~~page~~ _____; in the Register's Office for **Davidson** County, Tennessee.

Instrument No. 20240108-0001526

Witness my hand and official seal at office this January 8, 2024.

Notary Public
My Commission Expires: 11/22/2025

RUTHERFORD COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JAMIE MOONEY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNEESSEE, LLC
Icon Title
450 St Andrews Dr
Murfreesboro TN 37128
615-622-7440

EXHIBIT "A"
TO Warranty Deed
From: Sharmin Dugger Rowlett
To: Hannah Warren and Ankido Yazigi

STATE OF TENNESSEE
COUNTY OF Rutherford

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.

Sharmin Dugger Rowlett By SDR Attorney In Fact
Affiant

WITNESS my hand and seal at office this 8th day of January, 2024.

Notary Public
My Commission Expires: 11/22/2025

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 01/08/2024.

Tori Cole

Affiant Signature

Date: 01/09/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01/09/2024.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

