Karen Johnson
Batch # 1134565
05/14/2024 11:34:53 AM
Fees: $18.00 Taxes: $1,502.20
Davidson County
DEEDWARR
3 pgs
20240514-0035567

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3142-LB

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $406,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2024.

Notary Public
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bernice Lowe 2945 Nautilus Drive Nashville, TN 37217	New Owner	150 03 0 012.00

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, we, **Deborah Mellencamp, an unmarried woman, Casey Mellencamp, and Eric Mellencamp, being the Heirs at Law of Ted E. Mellencamp, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bernice Lowe, a single 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, TN, being Lot No. 24 on the Plan of SECTION TWO, HARBOUR TOWN VILLAGE, of record in Plat Book 4675, Page 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ted E. Mellencamp, by Warranty Deed from Susan A. Campbell, unmarried, of record in Book 10205, Page 131, in the Register's Office of Davidson County, Tennessee, dated September 26, 1996 and recorded on September 27, 1996. The said Ted E. Mellencamp died on March 04, 2016 intestate, leaving as heirs, his wife, Deborah Mellencamp, and sons, Casey Mellencamp and Eric Mellencamp. See Affidavit of Heirship of record in Instrument No. 20180711-0067252.

This Instrument executed on behalf of Casey Mellencamp ("Principal") by Deborah Mellencamp pursuant to the Power of Attorney of record in Instrument Number 20240514 0035566, 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 property is not a primary residence of neither Casey Mellencamp nor Eric Mellencamp and as such is not subject to any homestead, dower or other marital interest as to their ownership of the subject property.

This is improved property located at: **2945 Nautilus Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant

with the said GRANTEE 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 GRANTEE, 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 10th day of May, 2024.

GRANTOR:

Deborah Mellencamp

Eric Mellencamp

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Mellencamp and Eric Mellencamp, Heirs at Law of Ted E. Mellencamp, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Casey Mellencamp, by Deborah Mellencamp, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Mellencamp, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Casey Mellencamp and that she is authorized by Casey Mellencamp to execute this instrument on his behalf, in his capacity as an Heir at Law of Ted E. Mellencamp, deceased.

WITNESS my hand and seal at office this 10th day of May, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Deborah Mellencamp, Casey Mellencamp, and Eric Mellencamp
To: Bernice Lowe

STATE OF TENNESSEE/
COUNTY OF Wilson

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 Principals thereon shown.

2. That this execution is proper and within the scope of the Powers 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 Powers of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Deborah A. Mellencamp
Affiant

WITNESS my hand and seal at office this 10th day of May, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY