Karen Johnson Davidson County
Batch# 1195113 DEEDWARR
10/17/2024 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20241017-0080753

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Michael P Dodd
Affiant

Subscribed and sworn to before me, this 17 **day of** October **, 2024.**

Notary Public
My commission expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC CHARLES D LIGHTSEY DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael P. Dodd and Christine A. Dodd	New Owner	180 04 0A 129.00
957 Century Oak Drive Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melodie C. White, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael P. Dodd and Christine A. Dodd, husband and wife ,** hereinafter called the Grantees, their successors 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 Lot No. 50 on the Plan of HIGHLAND CREEK, SECTION TWO, of record in Instrument No. 20030424-0055118 as corrected in Surveyor's Certificate of Correction of record in Instrument No. 20050310-0026513, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melodie C. White and Tony R. White, wife and husband, by Warranty Deed from Larkin Frazier and wife, Dawn M. Frazier, of record in Instrument No. 20170907-0092089, in the Register's Office of Davidson County, Tennessee, dated July 21, 2017 and recorded on September 07, 2017. The said Tony R. White died on February 22, 2019, leaving Melodie C. White as surviving tenant by the entirety.

This property is improved property known as 957 Century Oak Drive, Nashville, TN 37211.

See Power of Attorney of record in Instrument No. 20240313-0017354, Register's Office of Davidson County, Tennessee.

Melodie White, Melodie C. White and Melodie Chapman White being one and the same person.

This conveyance is further subject to (1) all 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.

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, its heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 my hand this 17th day of October, 2024.

Melodie C White by Bryan D. Green Attorney in Fact
Melodie C. White by Bryan D. Green, Attorney-In-Fact

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, on this 17th day of October, 2024, personally appeared Bryan D. Green, who is personally known to me (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the foregoing instrument as his free act and deed under the Power of Attorney therein granted and of record in Instrument No. 20240313-0017354, and that he has authority to act on behalf of the principal in the capacity set forth in the document.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
TO Warranty Deed
From: Melodie C. White
To: Michael P. Dodd and Christine A. Dodd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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.

Melodie C White by _____ Attorney in Fact
Affiant

WITNESS my hand and seal at office this 17th day of October, 2024.

_____
Notary Public
My Commission Expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 October 17, 2024.

Affiant Signature

10/17/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this October 17, 2024.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY