Karen Johnson Davidson County
Batch# 1200245 DEEDWARR
11/01/2024 09:31:30 AM 5 pgs
Fees: $28.00 Taxes: $3,385.50
20241101-0084825

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.: 63779

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Valerie Scott Smith John Gordon Hartong 19 Redbud Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131010B13900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$915,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann H. Brothers, a 1% interest and Mack P. Brothers, IV, and spouse Robyn F. Brothers, a 99% interest, the respective one and ninety-one percent interests, as they relate to one another to be held as Tenants in Common with Right of Survivorship,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Valerie Scott Smith, married woman, and John Gordon Hartong, married man,** 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. 19 on the Plan of Redbud, planned residential development of record in Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953,page 846, and Book 5003, page 925, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann H. Brothers, a 1% interest, and Mack P. Brothers, IV and spouse, Robyn F. Brothers, a 99% interest, the respective one and ninety-nine percent interests, as they relate to one another, to be held as Tenants in Common with Right of Survivorship, by a Warranty Deed from Catherine Fleming Davis, Nancy Janetta Fleming and Karen Fleming Traina, co-executrices of the Estate of Nancy S Fleming, dated June 15, 2017 and of record in Inst. No. 20170619-0061509, Register's Office 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 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953,page 846, and Book 5003, page 925, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4845, page 935, amended and restated in Inst. No. 20160218-0015563, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Robyn F. Brothers by Mack P. Brothers, IV pursuant to a Power of Attorney executed by her on the 24th day of October, 2024, of record in Instrument No. 202411010084824, 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 19 Redbud Drive, Nashville, TN 37215

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 on the dates set forth in each notary acknowledgment.

Ann H. Brothers
Ann H. Brothers

Mack P. Brothers IV
Mack P. Brothers, IV

Robyn F. Brothers by Mack P. Brothers IV, Attorney-in-fact
Robyn F. Brothers by Mack P. Brothers, IV, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 31st day of October, 2024 before me the undersigned authority, personally appeared **Ann H. Brothers and Mack P. Brothers, IV**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

Notary

Deed Warranty w POA BP WTI - 12/92

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, **Mack P. Brothers, IV** 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 **Robyn F. Brothers**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal this 31st day of October, 2024.

My Commission Expires: _____

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

Notary

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $915,000.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2024

Notary

My Commission Expires: 6-18-25

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Ann H. Brothers, Mack P. Brothers, IV, and Robyn F. Brothers

TO: Valerie Scott Smith and John Gordon Hartong

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.

Mack P. Brothers, IV, Affiant

Sworn to and subscribed before me this 31st day of October, 2024.

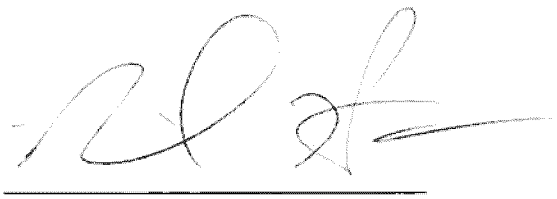
Notary Public

My Commission Expires:

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

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or 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 31, 2024**.



Affiant Signature

10/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of **October**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

