Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

PREPARED BY (AND RETURN TO).

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1222411 DEEDWARR
01/02/2025 09 53 20 AM 4 pgs
Fees $23 00 Taxes $7,030 00

20250102-0000107

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No . 63866

Dav. Co File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin Luftman and Afton B Luftman 5932 Robert E. Lee Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14510003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Smith and Eileen Smith, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Luftman and Afton B. Luftman, 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. 144 on the Plan of Tyne Valley Estates Section 9 of record in Book 3700, pages 65 and 66, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Eric Smith and Eileen Smith, husband and wife, by Warranty Deed from Alan W Horn and Brittany H Horn, husband and wife, dated April 30, 2015 and recorded on May 5, 2015, of record in Inst. No 20150505-0040708, 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 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Book 3700, pages 65 and 66, said Register's Office, which Plan shows minimum building setback lines to be determined by the City of Forest Hills, an easement for public utility purposes along the rear line of said lot and 2.5 by 25 foot utility anchor easements located on both front corners of said lot, Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7765, page 590, said Register's Office.

This instrument is executed on behalf of Eric Smith by Eileen Smith pursuant to a Power of Attorney executed by him on the 2nd day of ~~December~~ Jan, 2025, of record in Instrument No 20250102-0000106 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 5932 Robert E. Lee 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 this 31st day of December, 2024

Eric Smith by Eileen Smith as attorney in fact Eileen Smith

Eric Smith, by Eileen Smith, his Attorney-in-Fact **Eileen Smith**

State of Tennessee

County of Davidson

On this 31st day of December, 2024, before me the undersigned authority, personally appeared **Eileen Smith**, 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

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, **Eileen Smith** 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 **Eric Smith**, 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 31st day of December, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00

Affiant

Sworn and subscribed before me this ____ day of December, 2024

Notary

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

EXHIBIT "A"
To
Warranty Deed

FROM: Eric Smith and Eileen Smith

TO: Kevin Luftman

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

Eileen Smith, Affiant

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

Notary Public

My Commission Expires: _____

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