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
Batch # 1224692
01/08/2025 02:09:21 PM
Fees: $18.00 Taxes: $4,070.00
Davidson County
DEEDWARR
3 pgs
20250108-0001716

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63892

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Bannen 3605 Central Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10405030300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy O. Maguire, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Bannen** 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 the westerly 15 feet of Lot No. 126, all of Lot No. 128 and the easterly 10 feet of Lot No. 130 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County.

Said part of Lot No. 126, all of Lot No. 128 and part of Lot No. 130 front together 75 feet on the southerly side of Central Avenue and run back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Peggy O. Maguire, a single woman, by Warranty Deed from William S. Patterson and Janet Young, husband and wife, dated May 27, 2011 and recorded on June 3, 2011 of record in Instrument No. 20110603-0042414, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shown on te Plan of record in Book 332, page 92, said Register's Office.

This instrument is executed on behalf of Peggy O. Maguire by Noel K. Smith pursuant to a Power of Attorney executed by her on the 8th day of April, 2021, of record in Instrument No. 20250108 0001715 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 3605 Central Avenue, Nashville, TN 37205

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 7 day of January, 2025.

Peggy O Maguire by Noel Smith, attorney in fact

Peggy O. Maguire, by Noel K. Smith, her Attorney-in-Fact

State of Tennessee

County of Davidson

On this 7 day of January, 2025, before me the undersigned authority, personally appeared Noel K. 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 7th day of January, 2025.

My Commission Expires: 5-9-26

Notary

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
To
Warranty Deed

FROM: Peggy O. Maguire

TO: Susan Bannen

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.

Noel K. Smith, Affiant

Sworn to and subscribed before me this ____ day of January, 2025.

Notary Public

My Commission Expires: _____

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