Karen Johnson Davidson County
Batch # 1262793 DEEDWARR
04/21/2025 02 49 39 PM 3 pgs
Fees $18 00 Taxes $4,403 00
20250421-0030336

PREPARED BY ~~(AND RETURN TO):~~
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-25-1913

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref. (DL) Title No.. 63989

Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua Rountree Elizabeth Rountree 1913 Sweetbriar Avenue Nashville, TN 37212	HAPPY STATE BANK P.O. BOX 966 CONWAY, AR 72033

TAX MAP PARCEL NUMBERS: 11704004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,190,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan D. Mosley and Emma K. Larkin, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Rountree and Elizabeth Rountree, 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 the easterly part of Lot No 250 on the Plan of Belmont Land Co's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee

Said part of Lot No 250 fronts 56.1 feet on the southerly margin of Sweetbriar Avenue and extends back between parallel lines a distance of 175.0 feet to an alley

Being the same property conveyed to Jonathan D. Mosley and wife Emma K. Larkin, by Warranty Deed from Stephen D Hurd and wife, Elizabeth A Hurd, dated June 15, 2009 and recorded June 16, 2009, of record in Inst. No. 20090616-0055875, 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 the Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

This instrument is executed on behalf of Jonathan D. Mosley by Emma K. Larkin pursuant to a Power of Attorney executed by him on the 31st day of March, 2025, of record in Instrument No 20250421-0030335 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 1913 Sweetbriar Avenue, Nashville, TN 37212

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 15th day of April, 2025

Jonathan D. Mosley — Emma K. Larkin

Jonathan D. Mosley by Emma K. Larkin, Attorney-In-Fact — **Emma K. Larkin**

by Emma K. Larkin atty in Fact

State of Tennessee

County of Davidson

On this 15th day of April, 2025, before me the undersigned authority, personally appeared **Emma K. Larkin**, 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, **Emma K. Larkin** 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 **Jonathan D. Mosley**, 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 15th day of April, 2025

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: $1,190,000 00

Elizabeth Rountree

Affiant

Sworn and subscribed before me this 16 day of April, 2025

My Commission Expires: 1-22-29

Notary

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp January 22 2029 COUNTY OF DAVIDSON

EXHIBIT "A"

To
Warranty Deed

FROM: Jonathan D. Mosley and Emma K. Larkin

TO: Joshua Rountree and Elizabeth Rountree

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.

Emma K. Larkin, Affiant

Sworn to and subscribed before me this 15th day of April, 2025

Notary Public

My Commission Expires:

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