Karen Johnson
Batch # 1267452
05/01/2025 02 43 06 PM
Fees $23 00 Taxes $2,932 25
Davidson County
DEEDWARR
4 pgs
20250501-0033853

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 64042

Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M M & J Properties, LLC, a Tennessee limited liability company 8021 Hwy 22 S Lexington, TN 38351	NEW OWNER

TAX MAP PARCEL NUMBERS: 09115018100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$792,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy B. Reisman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M M & J Properties, LLC, a Tennessee limited liability company** 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. 2 on the Plan of Dash Chatham Subdivision of record n Inst. No. 200007190071315, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Nancy B. Reisman, unmarried, by Warranty Deed from Lewis A. Leavitt, an unmarried person, dated July 7, 2005 and recorded July 13, 2005, of record in Inst. No 20050713-0080958, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 15, 2012, recorded November 28, 2012, of record in Inst. No 20121128-0109377, said Register's Office, subject property was conveyed to Nancy B Reisman and spouse, Richard Kelley Hilles. The said Nancy B. Reisman and Richard Kelley Hilles have since divorced. By Quitclaim Deed dated January 9, 2017, recorded January 26, 2017 of record in Inst No. 20170126-0008724, said Register's Office, subject property was conveyed to Nancy B. Reisman.

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 Inst. No 200007190071315, said Register's Office, which Plan shows setback lines to be determined by Metropolitan Zoning and a 20 foot easement for public utility and drainage purposes along the rear and westerly side lines of said lot

This instrument is executed on behalf of Nancy B Reisman by Jeffrey Franklin Norton pursuant to a Power of Attorney executed by her on the 24th day of March, 2025, of record in Instrument No _____, 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 5107 Nevada Avenue, Nashville, TN 37209

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 28th day of April, 2025

Nancy B Reisman by

Nancy B. Reisman by Jeffrey Franklin Norton,
Attorney-In-Fact

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, **Jeffrey Franklin Norton** 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 **Nancy B. Reisman**, 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 28th day of April, 2025

My Commission Expires: _____

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

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Nancy B. Reisman

TO: M M & J Properties, LLC, a Tennessee limited liability company

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

Jeffrey Franklin Norton, Affiant

Sworn to and subscribed before me this 28th 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

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: $792,500 00.

Affiant

Sworn and subscribed before me this 28th day of April, 2025

Notary

My Commission Expires.

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027