WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278162 DEEDWARR
05/27/2025 02:33:30 PM 7 pgs
Fees: $38.00 Taxes: $8,917.00
20250527-0041465

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry L. Allen and Chandra Allen	New Owner	
(NAME)	(NAME)	
926 Evans Road		132-01-0-086.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LIONEL LILLICRAP AND SHARON LILLICRAP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRY L. ALLEN AND CHANDRA ALLEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Rolling Meadows of record in Plat Book 1423, Page (s) 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lionel Lillicrap and Sharon Lillicrap, husband and wife by Warranty Deed from Tracy W. Duke and Karen L. Duke, Husband and Wife of record in Instrument No. 20190222-0016310 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 22, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 926 Evans Road, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JW2025-687

Witness my hand this 27th day of May, 2025

LIONEL LILLICRAP

SHARON LILLICRAP BY LIONEL LILLICRAP, 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 Lionel Lillicrap, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Lionel Lillicrap, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Sharon Lillicrap and acknowledged that he executed the same as the free act of Sharon Lillicrap.

Witness my hand and official seal this 27th day of May, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

JW2025-687

EXHIBIT A

THIS INSTRUMENT PREPARED BY:

Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

DURABLE GENERAL POWER OF ATTORNEY

Know all men by these presents, that I, **Sharon Lillicrap**, (615) 300-4663; do hereby make, constitute, and appoint **Lionel Lillicrap**, (615) 498-7898, lawful attorney-in-fact for me and in my name, place, and stead, and on my behalf, for my use and benefit. In the event **Lionel Lillicrap** is unable or unwilling to serve, I appoint **Karen L. Duke**, (615) 804-3853, as my alternate attorney in fact. In the event that she is unable or unwilling to serve, I appoint **Tracy Duke**, (615) 351-3853 as my alternate attorney in fact. I authorize my attorney-in-fact or alternate attorneys in fact to do each of the following things:

(a) **General Powers.** Generally to do, sign, or perform in my name, place, and stead any act, deed, matter, or thing whatsoever, that ought to be done, signed, or performed, or that, in the opinion of the attorney-in-fact ought to be done, signed, or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as I could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein and all powers listed in T.C.A. §34-6-109 are also incorporated herein by reference.

1. To ask, demand, sue for and receive all manner of goods, chattels, rents, sums of money, and demands whatsoever, due or hereafter to become due and owing to me, and to make, execute acquittances, releases, satisfactions, or other discharges for those items.

2. To make, execute, endorse, accept, and deliver in my name or in the name of my attorney all checks, notes, drafts, warrants, acknowledgements, agreements and all other instruments in writing, of any nature, as my attorney-in-fact may deem necessary to protect my interests.

3. To open and close all bank accounts and investment accounts owned individually by me or jointly owned, to redeem certificates of deposit and to change the titling and/or ownership of any of said accounts as my attorney-in-fact may deem necessary to protect my interests.

4. To deposit or withdraw funds from all bank and investments accounts, even to the point of exhausting the same, and generally to do all acts regarding such accounts the same as I could do if personally present.

5. To execute, acknowledge and deliver any and all contracts, deeds, leases, assignments of mortgage, extensions of mortgage, satisfactions of mortgage, releases of mortgage, subordination agreements, and any other related instrument or agreement affecting any and all property presently mine or hereinafter acquired, located anywhere, which my attorney-in-fact may deem necessary or advantageous for my interests.

6. To commence, and prosecute and/or defend on my behalf, any suits or actions or other

legal or equitable proceedings for the recovery of any of my lands or for any goods, chattels, and debts due or to become due or belonging to me, and to prosecute, maintain, and discontinue them if he so decides.

7. To take all steps and remedies necessary and proper for the conduct and management of my business affairs and for the recovery, receiving, obtaining, and holding possession of any lands, tenements, rents or real estate, goods and chattels, debts, interest, demands, duties, sum or sums of money or any other thing whatsoever, located anywhere, that is, are, or shall be, by my attorney-in-fact, thought to be due, owing, belonging to or payable to me in my own right or otherwise.

8. To purchase, sell, and/or transfer stocks, bonds and other securities, all without diversification as to kind or amount, without being restricted in any way by any statutory or court decision regulating or limiting investments by fiduciaries.

9. To exercise the right, in my attorney-in-fact's discretion, to elect to receive any retirement plan assets during my life or after my death, whether under any annuity or a qualified pension, profit sharing, Keogh plan, 401(k) plan, individual retirement account, or any other qualified or non-qualified retirement plan or account, either in a lump sum or in any other manner permitted by the terms of the particular retirement plan. My attorney-in-fact shall not be liable to any beneficiary for the withdrawal election or death benefit election ultimately selected.

10. To make application on my behalf for benefits administered by the Social Security Administration or any other federal, state, or local agency, and to receive Social Security and other benefits on my behalf.

11. To transact, conduct and operate any business on my behalf, to vote any shares of stock or membership interest owned by me in any corporation or limited liability company or in any mutual fund or other security, to execute proxies and waivers, to receive and receipt for any benefits accruing to me from the ownership of any investment or business interest, and generally do anything and everything necessary and proper for the furtherance, promotion and protection of any interest in any business or any investment owned by me.

12. To represent me in all tax matters; to prepare, sign, and file federal, state, and local income tax, estate tax, gift tax, inheritance tax, other transfer tax, and other tax returns of all kinds, including joint returns, claims for refunds, requests for extensions of time, petitions to the Tax Court or other courts regarding tax matters, and any and all other tax-related documents, including, but not limited to, consents and agreements under Section 2032A of the Internal Revenue Code or any successor section thereto, consents to split gifts with a spouse, closing agreements and Form 2848, Form 8821, and any other power of attorney form or other form required by the Internal Revenue Service, any state or any local taxing authority with respect to any tax year between the years 2015 and 2035; to pay taxes due, collect and make such disposition of refunds as my attorney-in-fact shall deem appropriate, post bonds, receive confidential information and contest deficiencies determined by the Internal Revenue Service, any state, or any local taxing authority; to exercise any elections I may have under federal, state or local tax law; and generally to represent me in all tax matters and proceedings of all kinds and for all periods between the years 2015 and 2035 before all officers of the Internal Revenue Service and state and local tax authorities; to engage, compensate and discharge attorneys, accountants and other tax and financial advisers and consultants to represent and/or assist me in

connection with any and all tax matters involving or in any way related to me or any property in which I have or may have any interest or responsibility;

13. To make transfer of assets to any trust which I may have established during my lifetime.

14. To acquire, maintain, cancel, or in any manner deal with any policy of life, accident, disability, hospitalization, medical, or casualty insurance, and to prosecute each claim for benefits due under any policy. However, no such power shall be construed or used to give any incident of ownership to my attorney-in-fact in any life insurance policy on the life of my attorney-in-fact.

15. To provide for the support and protection of me and of my family, including, without limitation, provision for food, lodging, housing, medical services, recreation, and travel.

16. To perform all those things which shall be expedient and necessary for the conduct of my affairs as fully as I could do if personally present, hereby ratifying and confirming whatever my attorney shall do or cause to be done.

(b) **Ratification**. I hereby ratify and confirm each act done or caused to be done by my attorney-in-fact in and about the premises by virtue of this power of attorney.

(c) **Inducement**. For the purpose of inducing any party to act in accordance with the powers granted in this power of attorney, I hereby warrant that if this power of attorney is terminated for any reason whatsoever, I and my successors will save such party harmless from any loss suffered or liability incurred by such party in acting in accordance with this power of attorney prior to the time on which any person has actual notice of such revocation or termination. Any party may rely upon a photocopy of this Power without production of the original.

(d) **Durability**. This power of attorney shall not be affected by any disability, incompetence, or incapacity which I may suffer at any future time or times, whether or not the same shall be adjudicated by any court, it being my intent that the authorizations and powers granted herein shall remain exercisable notwithstanding any such subsequent occurrence, and that this power of attorney shall be construed to satisfy the Tennessee Uniform Durable Power of Attorney Act, T.C.A. Section 34-6-101, et seq.

(e) **Exculpation**. Under no circumstances shall my attorney-in-fact incur any liability to me for acting or refraining from acting hereunder, except for such attorney's own willful misconduct or gross negligence.

(f) **Revocation**. This power of attorney shall remain in full force and effect until it is revoked by written notice delivered to my attorney-in-fact. If this instrument has been recorded in the public records, then the instrument of revocation shall be recorded in the same public records.

This instrument shall be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts, or powers herein shall not limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to my attorney-in-fact.

DATED this the 13th day of January, 2021.

Sharon Lillicrap
Sharon Lillicrap

We, the subscribing witnesses hereto, declare under penalty of perjury under the laws of Tennessee that the person who signed this document is personally known to me to be the principal; that the principal signed this durable power of attorney in my presence; that the principal appears to be of sound mind and under no duress, fraud or undue influence; that I am not the person appointed as attorney-in-fact by this document; that I am not related to the principal by blood, marriage or adoption; that, to the best of my knowledge, I do not, at the present time, have a claim against any portion of the estate of the principal upon the principal's death; and that, to the best of my knowledge, I am not entitled to any part of the estate of the principal upon the death of the principal under a will or a codicil thereto now existing, or by operation of law.

	4301 Hillsboro Pk #300 Nashville, TN 37215
WITNESS	ADDRESS
Kathy Snider	813 Ashlawn Pl, Nashville, TN 37211
WITNESS	ADDRESS

STATE OF TENNESSSEE)
COUNTY OF DAVIDSON)

On this the 13th day of January, 2021 personally appeared before me, Sharon Lillicrap known to me to be the person described above, and who executed the foregoing instrument in my presence.

NOTARY PUBLIC

KEVIN C. MONTGOMERY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-07-2023

My Commission Expires: _____

Certificate of Authenticity

I, Barbara McGinty, 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 5-27-2025 (date of document).

Affiant Signature

Date 5-27-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER