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

Karen Johnson Davidson County
Batch # 1293771 DEEDWARR
07/03/2025 01:19:51 PM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20250703-0052791

Ivey Title, LLC Ref: (DL) Title No.: 64109

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Houston Findlay Sarratt Karli Sarratt 6217 Henry Ford Dr. Nashville, TN 37209	Legacy Home Loans, LLC DBA Steadfast Mortgage ISAOA/ATIMA 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 09016007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zach Hampton Medina and Jennifer Medina, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Houston Findlay Sarratt and Karli Sarratt, 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. 201 on the Plan of Charlotte Park, Section III, of record in Book 2663,page 70, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Zachary Hampton Medina, an unmarried man, and Jennifer Killeen, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Dale T. Terry and wife, Marieta O. Terry, dated May 17, 2019 and recorded on May 20, 2019 of record in Inst. No. 20190520-0047475, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 1, 2021, recorded March 15, 2021, of record in Inst. No. 20210315-0033872, said Register's Office, subject property was conveyed to Zach Hampton Medina and Jennifer Medina, husband and wife, as joint tenants with right of survivorship.

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 2663, page 70, said Register's Office, which Plan shows a 30 foot minimum building setback line from Henry Ford Drive and 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Jennifer Medina by Zach Hampton Medina pursuant to a Power of Attorney executed by her on the 23rd day of June, 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 6217 Henry Ford Drive, 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 2nd day of July, 2025.

Zach Hampton Medina

Zach Hampton Medina

Jennifer Medina by Zach Hampton Medina Attorney-in-fact

Jennifer Medina by Zach Hampton Medina, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 2nd day of July, 2025, before me the undersigned authority, personally appeared **Zach Hampton Medina**, 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.

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

My Commission Expires: _____

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, **Zach Hampton Medina** 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 **Jennifer Medina**, 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 2nd day of July, 2025.

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

My Commission Expires: _____

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: $599,000.00.

Affiant

Sworn and subscribed before me this 2nd day of July, 2025.

Notary

My Commission Expires

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

EXHIBIT "A"
To
Warranty Deed

FROM: Zach Hampton Medina and Jennifer Medina

TO: Houston Findlay Sarratt and Karli E. Sarratt

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.

Zach Hampton Medina, Affiant

Sworn to and subscribed before me this 2nd day of July, 2025.

Notary Public

My Commission Expires: _____

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