Karen Johnson Davidson County
Batch # 1326869 DEEDWARR
09/25/2025 02:17:01 PM 3 pgs
Fees: $18.00 Taxes: $4,260.74
20250925-0076650

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: (LM) Title No.: 64200

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shirley N. Bower Revocable Trust dated October 2, 2019 104 Abbottsford Nashville, TN 37215	Shirley N. Bower Revocable Trust dated October 2, 2019 104 Abbottsford Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 117130B10100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,151,550.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **F. Edwin Beemon now known as Leigh Anne Gregory, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shirley N. Bower Revocable Trust dated October 2, 2019** 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. 104 on the plan of Phase One of Abbottsford a Planned Unit Development, of record in Book 6250, pages 419, 420, and 421, and as amended in Book 6771, page 683, and further corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to F. Edwin Beemon and Lawrence T. Elliott, tenants in common with right of survivorship by Warranty Deed from Gary Webb and wife, Sarah Webb, dated March 31, 2003, and recorded on April 7, 2003, of record in Instrument No. 20030407-0045268, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 31, 2014, recorded on April 1, 2014, of record in Instrument No. 20140401-0026691, said Register's Office, Lawrence T. Elliott, a single man, conveyed his interest in subject property to F. Edwin Beemon, a single man. The said F. Edwin Beemon is now known as Leigh Anne Gregory.

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 6250, pages 419, 420, and 421, as amended in Book 6771, page 683, and further amended by Surveyor's Certificate of Correction of record in Book 6800, page 164, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 201312180127945, Instrument No. 201312180127946, Instrument No, 201312180127949, Instrument No. 20140408-0029142, Instrument No. 20140307-0019563, Instrument No. 2015110042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, Instrument No. 20160523-0051266, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Stormwater Detention Agreement of record in Book 6555, page 328, said Register's Office. Said property is subject to a first right of refusal. Charter of Abbottsford Homeowners Association, Inc., of record in Book 6548, page 213, said Register's Office.

This instrument is executed on behalf of Leigh Anne Gregory by Heather Wood pursuant to a Power of Attorney executed by her on the 7th day of August, 2025, of record in Instrument No. 20250925-0076649 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 104 Abbottsford, Nashville, TN 37215

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 19th day of September, 2025.

Leigh Anne Gregory by Heather Wood, Attorney-in-Fact

Leigh Anne Gregory by Heather Wood
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, **Heather Wood** 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 **Leigh Anne Gregory**, 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 19th day of September, 2025.

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Margaret H Taylor
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: $1,151,550.00.

Affiant

Sworn and subscribed before me this 19th day of September, 2025.

Notary

My Commission Expires: _____

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

EXHIBIT "A"
To
Warranty Deed

FROM: Leigh Anne Gregory

TO: Shirley N. Bower Revocable Trust dated October 2, 2019

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.

Heather Wood, Affiant

Sworn to and subscribed before me this 19th day of September, 2025.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028