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# 1428303 DEEDWARR
06/05/2026 01:09:30 PM 5 pgs
Fees: $28.00 Taxes: $3,108.00
20260605-0050992

Ivey Title, LLC Ref: (DL) Title No.: 64425

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Maier Pati Maier 5324 Anchorage Drive Nashville, TN 37220	Same as New Owner

TAX MAP PARCEL NUMBERS: 16003008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$840,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Robert Werther and Elizabeth McKee Werther, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Maier and Pati Maier, 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. 225 on the Plan of Haileywood Estates, Section 8-A, of record in Book 2854, page 82, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to John Robert Werther and Elizabeth McKee Werther, husband and wife, by Warranty deed from Jennifer R. Smith, an unmarried person, and Lea M. Matthews, an unmarried person, dated July 20, 2023 and recorded on July 24, 2023, of record in Inst. No. 20230724-0056982, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2854, page 82, said Register's Office, which Plan shows a 75 foot minimum building setback line from Anchorage Drive, and a 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6407, page 213, said Register's Office. Easement for sanitary sewers, storm drainage, water mains and appurtenances as recorded in Book 6229, page 540, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John Robert Werther by Elizabeth McKee Werther pursuant to a Power of Attorney executed by him on the 8th day of May, 2026, of record in Instrument No. 20260605-0050991, 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 5324 Anchorage Drive, Nashville, TN 37220

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 1st day of ~~May~~ June, 2026

John Robert Werther By Elizabeth McKee Werther, Attorney-In-Fact

John Robert Werther,
By Elizabeth McKee Werther, attorney-in-fact

Elizabeth McKee Werther

Elizabeth McKee Werther

State of Tennessee

County of Davidson

On this 1st day of June, 2026, before me the undersigned authority, personally appeared **Elizabeth McKee Werther**, 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.

Notary

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Elizabeth McKee Werther** 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 **John Robert Werther**, 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 1st day of June, 2026

Notary

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: $840,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2026

Notary

My Commission Expires: 9/14/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

EXHIBIT "A"
To
Warranty Deed

FROM: John Robert Werther and Elizabeth McKee Werther

TO: Jeffrey Randal Maier and Pati Alice Maier

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.

Elizabeth McKee Werther

Elizabeth McKee Werther, Affiant

Sworn to and subscribed before me this 1st day of June, 2026

Notary Public

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/01/2026 (date of document).

Affiant Signature

06/01/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 1st day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29