Karen Johnson Davidson County
Batch# 1432579 DEEDWARR
06/11/2026 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20260611-0052853

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25690-DJ

BRITTNEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Spence 2637 Pennington Bend Rd Nashville, TN 37214	~~Emily Spence~~ 2637 Pennington Bend Rd Nashville, TN 37214	084-07-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Frank E. Lee and Martha A. Lee, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Spence, a single woman** hereinafter called the Grantee(s), her 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, bieng Lot No. 63, on the Plan of Sunny Acres Subdivision, Section III as of record in Book 2663, Page 92, Register's Office for said County.

Said Lot No. 63 fronts 135 feet on the northerly margin of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line in the rear.

Being the same conveyed to Frank E. Lee and wife, Martha A. Lee by Warranty Deed from Francis Michael Minch and wife, Maureen Shofner Minch, dated January 25, 1984, recorded January 26, 1984, of record in Book 6221, page 92, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Frank E. Lee and Martha A. Lee ("Principal") by Regina G. Lee pursuant to the Power of Attorneys of record in Instrument Number 20260609-0052144, and in Instrument Number 20260609-0052145. 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 located at: **2704 Windemere Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2026

GRANTOR:

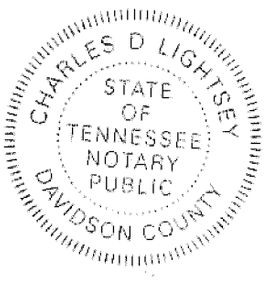
Frank E. Lee by Regina G. Lee, his Attorney-In-Fact
Frank E. Lee by Regina G. Lee, his Attorney-In-Fact

Martha A. Lee by Regina G. Lee, her Attorney-In-Fact
Martha A. Lee by Regina G. Lee, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Regina G. Lee the within named bargainor(s), 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 Frank E. Lee and Martha A. Lee ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 9th day of June, 2026.



Notary Public
My Commission expires: 1/22/30

202606110052853

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

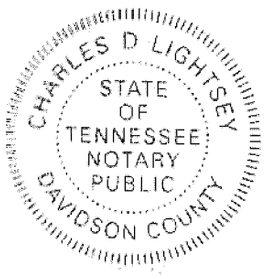
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Regina D. Lee
Affiant

WITNESS my hand and seal at office this 9th day of June, 2026.

Notary Public
My Commission Expires: 1/22/30



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6-9-26.

Date

Affiant Signature

6-9-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

