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# 1471904 DEEDWARR
09/11/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20260911-0084522

Ivey Title, LLC Ref: (DL) Title No.: 64609

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maximillian Barbanell Elizabeth Barbanell 7005 Calderwood Place Antioch, TN 37013	Wells Fargo Bank NA 1801 Parkview Lane Shoreview, MN 55126

TAX MAP PARCEL NUMBERS: 181030A10700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$559,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Marion and Margaret Lee Marion, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maximillian Barbanell and Elizabeth Barbanell, 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. 107 on the Plan of Indian Creek Estates, Section Four, of record in Book 11700, page 15, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Timothy Marion and Margaret Lee Marion, husband and wife, by Warranty Deed from Taylor C. Adams and Lindsey Adams, wife and husband, dated November 3, 2023 and recorded on November 6, 2023, of record in Inst. No. 20231106-0086817, 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 11700, page 15, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10750, page 553, Book 11708, page 575, Inst. No. 200007270074152, Inst. No. 20200304-0024117, By-Laws in Book 11033,page 509 and, Inst. No. 200007270074153, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Indian Creek Homeowners Association, Inc., of record in Book 11031, page 79, said Register's Office.

This instrument is executed on behalf of Timothy Marion and Margaret Lee Marion by Forrest Lee Marion pursuant to a Power of Attorney executed by them on the 8th day September, 2026, 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 7005 Calderwood Place, Antioch, TN 37013

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 9th day of September, 2026

Timothy Marion by Forrest Lee Marion, Attorney-In-Fact

Timothy Marion by Forrest Lee Marion, Attorney-In-Fact

Margaret Lee Marion by Forrest Lee Marion, Attorney-In-Fact

Margaret Lee Marion by Forrest Lee Marion, 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, **Forrest Lee Marion** 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 **Timothy Marion and Margaret Lee Marion**, 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 9th day of September, 2026

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

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: $559,000.00.

Affiant

Sworn and subscribed before me this 9th day of September, 2026

My Commission Expires: 7/29/30

Notary

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deed Warranty w POA BP WI1 - 12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Timothy Marion and Margaret Lee Marion

TO: Maximillian Barbanell and Elizabeth Barbanell

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.

Forrest Lee Marion, Affiant

Forrest Lee Marion, Affiant

Sworn to and subscribed before me this 9th day of September, 2026

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

I, **Andy Maloney, 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 **9/9/2026** (date of document).

Affiant Signature
Date **9/9/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **9** day of **September**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY