NEW OWNER:
CYNTHIA POWELL
3024 FRIARS TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1033

Map & Parcel
097020A541.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 277743 DEEDWARR
08/29/2019 03:16:56 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20190829-0087414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Nine Thousand and 00/100 Dollars ($239,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDDIE DOSS EATHERLY, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CYNTHIA POWELL,** a single woman ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 541 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, as shown on the plat of the same of record in Instrument No. 20151023-0107918, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to EDDIE DOSS EATHERLY, an unmarried person by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated March 31, 2016, and of record in Instrument No. 20160406-0033055, Register's Office for DAVIDSON County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-19-2024

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3024 FRIARS TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Instrument No. 20151023-0107918, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 26th day of August, 2019.

Eddie Doss Eatherly

EDDIE DOSS EATHERLY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EDDIE DOSS EATHERLY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$239,000.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of August, 2019.

NOTARY PUBLIC

My commission expires: _____

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021