


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of November, 2019.

NOTARY PUBLIC

My commission expires: 9.16.2020

Karen Johnson Davidson County
Batch# 314537 DEEDWARR
11/12/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191112-0116452

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Heidi-Grace Powers and Jeremy N. Powers | Cardinal Financial Company | 04306028300 |
| (NAME) | (NAME) | |
| 553 Singer Drive | 3701 Arco Corporate Drive, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Charlotte, NC 28273 | |

# Warranty Deed

For and in Consideration of the sum of $250,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jamie Hyden, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Heidi-Grace Powers and Jeremy N. Powers, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 164 on the Plan of Madison Park, Section 7, of record in Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 164 fronts 73.90 feet on the northerly side of Singer Drive and extends back 136.1 feet on its easterly line and 138.2 feet on its westerly line to a dead line in the rebar on which it measures 58. 9 feet.

Being the same property conveyed to Jamie Hyden, a married man, by deed from Sue Buchanan, a married woman, dated August 10, 2018 and recorded as Instrument No. 20180813-0079560, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 553 Singer Drive, Madison, TN 37115.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of November, 2019.

Jamie Hyden

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Hyden, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2019.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**



201911120116452

## Electronic Document Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom Notary's Signature

MY COMMISSION EXPIRES: 9.16.2020

Notary's Seal (If on paper)

