Tax Identification Number:
171-03-0B
Property address:
641 Old Hickory Boulevard #7
Brentwood, TN 37027

Owner and Responsible Taxpayer:
David Wesley Powell
641 Old Hickory Boulevard #7
Brentwood, TN 37027

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation whatsoever other than that it has been accurately transcribed from the information.

Karen Johnson Davidson County
Batch# 359523 DEEDWARR
02/18/2020 10:53:44 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200218-0017820

WARRANTY DEED

THIS WARRANTY DEED is made effective as of the 11 day of February, 2020, by and between JENNIFER ANN VON DER HEIDEN, being one and the same person as Jennifer Ann Powell, and husband ANDREW VON DER HEIDEN (collectively "Grantor"), and DAVID WESLEY POWELL, unmarried, whose address is 641 Old Hickory Boulevard #7 Brentwood, TN 37027 ("Grantee").

WITNESSETH:

For and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee the following described real property (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 4-C on the Revised Plan of a Horizontal Property Regime (Private Element), Phase One, Section One, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Ann Powell (now von der Heiden), by deed from Margaret Moorhead of record in Instrument No. 20140711-0061185, Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 11, 2014.

TOGETHER WITH all improvements, hereditaments, and easements appurtenant or adjacent thereto, and all other appurtenances thereto, and releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD said Property to the said Grantee, and his successors and assigns forever. And Grantor, for Grantor, and Grantor's representatives, successors, and assigns, hereby covenant with Grantee, and Grantee's representatives, successors, and assigns, (a) that Grantor is lawfully seized in fee simple of the Property herein conveyed; (b) that Grantor has full power, authority, and right to convey the Property; (c) that the Property is free from all encumbrances except the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; and (d) that Grantor

This instrument prepared by:
WOOLF, MCCLANE, BRIGHT, ALLEN & CARPENTER, PLLC (djm)
P.O. Box 900, Knoxville, TN 37901 (865-215-1000)

will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, subject to permitted encumbrances.

Andrew Von Der Heiden has signed to relinquish marital rights and makes no warranties of title.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the date first above written.

GRANTOR:

JENNIFER ANN VON DER HEIDEN

ANDREW VON DER HEIDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared JENNIFER ANN VON DER HEIDEN and husband ANDREW VON DER HEIDEN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, this 11 day of FEBRUARY, 2020.

Notary Public

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
03.08.2021

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $375,000.00.

Affiant

Subscribed and sworn to before me this 11 day of February, 2020.

Notary Public

C. ANGELA ROSSINI
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires:
6.30.21