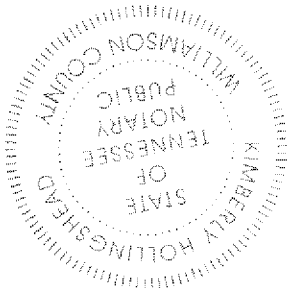
Karen Johnson Davidson County
Batch# 386492 DEEDWARR
04/16/2020 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,084.10
20200416-0039790

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

HOLLINGSHEAD + ASSOCIATES, 7000 EXECUTIVE CENTER DR # 125, BRENTWOOD, TN 37027

File No.: 20-1690KH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Roa K. Maen, A Married Woman		147 06 0 203.00
(NAME)	(NAME)	
Cardinal Financial Company, 3701 Arco Corporate Drive, Suite 200	Cardinal Financial Company, 3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28273	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Three Thousand And No/100 Dollars ($293,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN R. POWELL AND JEFFREY M. POWELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROA K. MAEN, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 262, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Plat Book 3300, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Included in the above description, but expressly excluded from this conveyance is the following described property being part of Lot No. 262 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office for said County, described as follows: Beginning at a point, said point being 25 feet West of the centerline of Edmondson Pike on the Northern property line; thence along the Western right-of-way line of Edmondson Pike along a curve to the right of radius 925 feet for 123.85 to a point; thence S 40° 38' W for 18.16 feet to a point; thence along a curve to the right of radius 25 feet for 39.27 feet to a point of the Northern right-of-way line of Suter Drive, thence along said right-of-way line N 49° 22' W for 10 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point, thence N 40° 38' E for 13.16 feet to a point; thence along a curve to the left of radius 920 feet for 123.18 feet to a point on the Northern property line of Parcel 203 on Map 147-6; thence along with property line S 57° 02' 17" E for 5 feet to the point of beginning and containing an area of 892.38, square feet, more or less.

Being the same property conveyed to John R. Powell, a married man and Jeffrey M. Powell, a single man, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Mary Louise Keathley, married of record in Instrument No. 20050413-0041210 , in the Register's Office of Davidson County, Tennessee, dated April 08, 2005 and recorded on April 13, 2005.

This conveyance is subject to the following: County of Davidson taxes for the year 2020 and thereafter, not yet due and payable; ; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, CALDWELL COUNTRY ESTATES, as recorded in Plat Book 3300, Page(s) 16; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3279, Page 556; Easement for Temporary Construction, recorded in Book 11461, Page 702; Easement for the flow of the waters of the Sevenmile Creek, and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile Creek, free from diminution or pollution.

unimproved ☐
This is improved ☒ property, known as 5009 Edmondson Pike, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 11th day of April, 2020.

John R. Powell

Jeffrey M. Powell

State of Michigan

11th day of April 2020

Signed and sworn to before me the 7th of April, 2020.

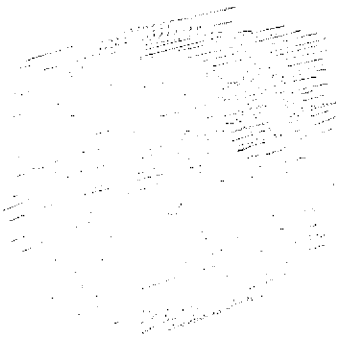
Notary Public

Affix stamp/seal:

JUWAN HOWARD
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES May 29, 2026
ACTING IN COUNTY OF Ingham

4/11/2020

Notarizing John's signature only.



Witness our hands this 11TH day of APRIL, 2020

John R. Powell

Jeffrey M. Powell

State of MICHIGAN

COUNTY of OAKLAND

Signed and sworn to before me the 7th 11TH of April, 2020.

Notary Public *NOTARIZING JEFFREY M. POWELL ONLY*

Affix stamp/seal:

M. LOUISE TERENZI
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 18, 2020
ACTING IN COUNTY OF OAKLAND

Certificate of Authenticity

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

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/21