This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1 SB MU 20235

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $285,500.00.

Affiant

Subscribed and sworn before me this the 16th day of October, 2020.

Notary Public
My commission expires: 1-3-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Robert Herod 235 Sailboat Drive Nashville, TN 37217	New Owner	149-04-0 246.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD WAYNE POWELL AND LARRY THOMAS KIRK, a married couple,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW ROBERT HEROD AND NATHAN D MEISTER,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 621, on the Plan of Edge-O-Lake Estates, Section 13, according to the plat thereof, recorded in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald Wayne Powell and husband, Larry Thomas Kirk, as tenants by the entirety, by deed from Donald Wayne Powell and Larry Thomas Kirk, dated 03/20/2019, of record in Instrument No. 20190328-0027965, Register's Office for said County.

Also being the same property conveyed to Larry T. Kirk and Donald W. Powell, by deed from Justin Jaycox and wife, Catherine Jaycox, dated 04/16/2008, of record in Instrument No. 20080429-0043724, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 235 Sailboat Drive, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 499370 **DEEDWARR**
10/20/2020 02:13:52 PM 2 pgs
Fees: $13.00 Taxes: $1,056.35

20201020-0122179

Witness my hand this the 15th day of October, 2020.

Donald Wayne Powell

Larry Thomas Kirk

STATE OF TENNESSEE
COUNTY OF DAvidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald Wayne Powell and Larry Thomas Kirk,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2020.

My commission expires: 11-6-2023

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY