Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20100023

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE }
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Madison Mazzanti
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5 DAY OF November, 2020.

NOTARY PUBLIC

My Commission expires: 2/22/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Jose L. Pineda and Susy U. Pineda 1737 Williamson Road Goodlettsville, TN 37072	~~Same~~ Everett Financial, Inc. d/b/a Supreme Lending 14801 Quorum Dr. Ste 300 Dallas, TX 75254	012-00-0-075.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roy Stephen Powers and Alisha Nicole Powers, husband and wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jose L. Pineda and Susy U. Pineda, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located on the west side of Williamson Road near the City of Goodlettsville, 10th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 75.00 on Davidson County property map 12, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 11, 2010, and known as Job No. 10-0062, as follows:

Beginning at an existing iron pin found in the westerly right-of-way of Williamson Road at the Southeast corner of the herein described tract and the Northeast corner of the Elizabeth W. Worsham property of record in Book 5581, Page 884, R.O.D.C., TN. Said pin being located approximately 908.00 feet, as measured along the northerly right-of-way of Williamson Road, from U.S. Highway 41; thence from said point of beginning, leaving the right-of-way of Williamson Road with the line of Worsham, North 76 degrees 54' 58" West 196.54 feet to an iron pin set; thence North 00 degrees 38' 02" East 190.40 feet to an iron pin set; thence South 71 degrees 54' 24" East 197.29 feet to an existing iron pin found in the westerly right-of-way of Williamson Road; thence with said right-of-way, and a curve left having a radius of 77.73 feet, a chord length of 69.60 feet, said chord having a bearing of South 15 degrees 44' 51" West and an arc length along said curve of 72.17 feet to a point; thence South 10 degrees 58' 55" East 108.61 feet to the point of beginning, containing 32,408 square feet, or 0.74 acres, more or less.

Being the same property conveyed to Roy Stephen Powers and Alisha Nicole Powers by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 02/15/2019 and recorded on 02/19/2019 in Instrument No. 20190219-0014780, Register's Office for Davidson County, Tennessee.

This is property generally located:
1737 Williamson Road, Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 521942 DEEDWARR
11/30/2020 09:18:24 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20201130-0138735

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Subject to the right of way of Williamson Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Roy Stephen Powers and Alisha Nicole Powers** has/have caused this instrument to be executed, this the 5 day of November, 2020.

Roy Stephen Powers
Alisha Nicole Powers by
Roy Stephen Powers AIF
Alisha Nicole Powers
By: Roy Stephen Powers, Atty-in-fact
Record Book *, page _____, ROCCT
*20201130-0138734

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Roy Stephen Powers,** 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.

This the 5 day of November, 2020.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Roy Stephen Powers**, Attorney-in-fact, acting on behalf of **Alisha Nicole Powers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Alisha Nicole Powers**, and who acknowledged that he executed the same as the free act and deed of **Alisha Nicole Powers**.

This the 5 day of November, 2020.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY