Karen Johnson Davidson County
Batch# 532715 DEEDWARR
12/14/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20201214-0146578

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2716TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of December, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ethan Frock 7004 Lama Terra Court Goodlettsville, TN 37072	SAME AS NEW OWNER.	016 00 0 179.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin S. Powers**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethan Frock, a single man** 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:

Property known as 7004 Lama Terra Court Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Ridgeview Estates, Section II, Phase II, as shown by plat of record in Plat Book 6200, Page 692, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 280.01 feet on the southwesterly margin of Lama Terra Court and extends back 178.00 feet on the northerly line and 498.66 feet on the southeasterly line to a dead line in the rear measuring 453.80 feet thereon.

Being the same property conveyed to Benjamin S. Powers, by deed from Frances Dunaway, unmarried, dated 12/30/2010 filed and recorded 01/04/2011 of record as Instrument No. 20110104-0000854, said Register's Office.

Tax Map and Parcel ID is as follows 016 00 0 179.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 7004 Lama Terra Court, Goodlettsville, TN 37072

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 my hand this 7th day of December, 2020.

Benjamin S. Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2020, before me personally appeared **Benjamin S. Powers**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of December, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023

True Copy Certification

I, **Michelle Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Michelle Mitchell,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires: 9/20/2021

SEAL