This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John D. Powell 308 Shevel Dr. Goodlettsville, TN 37072	CMG Mortgage 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	025-080-029.00

Karen Johnson Davidson County
Batch# 558980 DEEDWARR
01/22/2021 12:44:23 PM 2 pgs
Fees: $13.00 Taxes: $987.16

20210122-0009912

THIS INDENTURE, made this 11th day of January, 2021 between

Margaret Holt, aka Margaret Lee Holt, unmarried and Jenny Lee Jones, unmarried

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

John D. Powell, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Ranchwood Estates, Section 1, as of record in Book 2900, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Holt and Sandra Jones by Warranty Deed dated 11/15/1978 from James E. Jones and wife, Brenda Jones of record in Book 5365, Page 236, Register's Office for Davidson County, Tennessee. Sandra Jones now being deceased, having died 4/16/2014, leaving Jenny Lee Jones as the only heir at law as per Affidavit as to Heirs of Sandra Jones dated 4/26/2019 and being of record in Instrument No. 20190501-0040093.

This is (X) improved ( ) unimproved property known as: 308 Shevel Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Margaret Lee Holt by Jenny Lee Jones, attorney in fact
Margaret Lee Holt by Jenny Lee Jones, attorney in fact

Jenny Lee Jones
Jenny Lee Jones

Power of Attorney of record in Instrument No. 20210122-0009911, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2021, before me personally appeared Jenny Lee Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Margaret Lee Holt, and who acknowledged that he/she executed the same as the free act and deed of Margaret Lee Holt.

Witness my hand, at office, this 11th day of January, 2021

Melissa Heavener
Notary Public
My Commission Expires: 7-3-23

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jenny Lee Jones, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 11th day of January, 2021.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $266,800.00.

Jenny Lee Jones
Affiant

Sworn to and subscribed before me, this 11th day of January, 2021.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY