Karen Johnson Davidson County
Batch# 580741 DEEDWARR
03/01/2021 12:50:31 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20210301-0025545

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2021.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Jones	New Owner(s)	084-16-0-074.00
117 McGavock Pike		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD LEAGREE POWER, RICHARD LARRY POWER AND WILLIAM ALLEN POWER, HEIRS OF THE ESTATE OF LEE D. POWER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER JONES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Map of Hargis Heights of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee D. Power by Quitclaim deed from Lee D. Power and Mary Joyce Taft of record in Instrument No. 20080415-0038007 Register's Office for Davidson County, Tennessee, dated April 09, 2008 and recorded on April 15, 2008.

Affidavit of Heirship Lee D. Power as recorded on April 15, 2008, of recorded Instrument No. 20080415-0038005

Affidavit of Heirship Mary Joyce Traft as recorded on April 15, 2008, of recorded Instrument No. 20080415-0038006

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 117 McGavock Pike, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of February, 2021.

Estate of Lee D. Power

By: _____
Todd Leagree Power

By: _____
William Allen Power by Todd Leagree Power
Attorney-In-Fact

By: _____
Richard Larry Power by Todd Leagree Power
Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Leagree Power, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Heir-at-Law of the Estate of Lee D. Power, Deceased, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2021.

Please See Attached J.L.
Notary Public

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Leagree Power, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Allen Power and Richard Larry Power, and who acknowledged he/she/they executed the same as the free act and deed of the said William Allen Power and Richard Larry Power.

Witness my hand and seal this 17th day of February, 2021.

Please See Attached J.L.
Notary Public

My Commission Expires: _____

WELLS FARGO

Jurat Certificate

State of Florida

County of HERNANDO

Sworn to (or affirmed) and subscribed before me this 23RD day

of FEBRUARY, 20 21, by means of ☒ physical presence or ☐ online notarization

TODD L POWER (name of person making statement).

☐ Personally known to me

☒ Produced Identification
Type of Identification Produced FLORIDA DRIVER LICENSE

Notary Signature Ivana Lienau

Title NOTARY PUBLIC

My appointment expires 04.13.2021

Place Seal Here

IVANA LIENAU NOTARY My Comm. Expires April 13, 2021 No. GG 94083 PUBLIC STATE OF FLORIDA

Description of Attached document

Type or Title of Document

WARRANTY DEED

Document Date

12.23.2021.

Number of Pages

2

Signer(s) Other Than Named Above

WILLIAM A POWER BY TODD L POWER ATTORNEY IN FACT AND RICHARD L POWER BY TODD POWER ATTORNEY IN FACT

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DSG3018FL/595500 (Rev 02 - 2/20)

Clear/Reset

WELLS FARGO

Acknowledgment by Individual

State of Florida

County of **Hernando**

The foregoing instrument was acknowledged before me this **23th** day

of **February**, 20 **21**, by means of ☒ physical presence or ☐ online notarization

William A Power by Todd L Power Attorney (name of person acknowledging).

☐ Personally known to me
☒ Produced Identification
Type of Identification Produced **Florida Driver License for Todd L Power**

Notary signature Ivana Lienau

Notary name (typed or printed) **Ivana Lienau**

Title (e.g., Notary Public) **Notary Public**

Place Seal Here

IVANA LIENAU NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires April 13, 2021 No. GG 94083

For Bank Purposes Only Description of Attached Document

Type or Title of Document WARRANTY DEED

Document Date **02/23/2021**

Number of Pages **2**

Signer(s) Other Than Named Above

Todd Power and Richard L Power by Todd L Power, Attorney in Fact

Account Number (if applicable)

N/A

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Clear/Reset

WELLS FARGO

Acknowledgment by Individual

State of Florida

County of **Hernando**

The foregoing instrument was acknowledged before me this **23th** day

of **February**, 20 **21**, by means of ☒ physical presence or ☐ online notarization

Richard L Power by Todd L Power Attorney in Fact (name of person acknowledging).

☐ Personally known to me
☒ Produced Identification
Type of Identification Produced **Florida Driver License for Todd L Power**

Notary signature Ivana Lienau

Notary name (typed or printed) **Ivana Lienau**

Title (e.g., Notary Public) **Notary Public**

Place Seal Here

IVANA LIENAU NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires April 13, 2021 No. GG 94083

For Bank Purposes Only Description of Attached Document

Type or Title of Document WARRANTY DEED

Document Date **02/23/2021**

Number of Pages **2**

Signer(s) Other Than Named Above

Todd Power and William A Power by Todd L Power, Attorney in Fact

Account Number (if applicable)

N/A

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