THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334141** Karen Johnson Davidson County Batch# 612239 DEEDWARR 04/12/2021 11:03:30 AM 3 pgs Fees: $18.00 Taxes: $1,206.20 20210412-0048060	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $326,000.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2021. Notary Public My Commission Expires: February 20, 2023 CHRISTOPHER A. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas James Powell and Sarah Lynn Powell 3020 Harlin Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 119-13-0-034.00

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 of which is hereby acknowledged, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas James Powell and Sarah Lynn Powell, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Addition to and a Revision of Lot Nos. 93, 94, 95, 96 and 97 of H.G. McNabb Subdivision, of record in Plat Book 1130, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from IMSEVEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190516-0046060 , dated May 14, 2019 , said Register's Office.

Being further conveyed to ROBERT WALSH by quitclaim deed from SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210324-0039066, dated March 24, 2021, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 119-13-0-034.00.

Matters shown on the Plan of record in Plat Book 1130, page 79, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4242, page 47, said Register's Office.

This is improved property located at 3020 Harlin Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2021.

Robert Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Notary Public

My Commission Expires: 

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

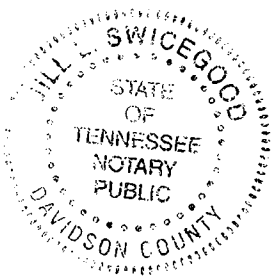
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

900