Karen Johnson Davidson County
Batch# 613227 DEEDWARR
04/13/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,506.27
20210413-0048828

Warranty Deed

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $407,100.00. Affiant Subscribed and sworn to before me, this the 9th day of April, 2021. Notary Public My commission expires: 1/22/24

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:
Walter Raymond Lytz, III and Alma I. Reed-Herrera	New Owner(s)	173-09-0B-036.00-CO
4068 Barnes Cove Drive	4068 Barnes Cove Dr.	
Nashville, TN 37013	Nashville, TN 37013	

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, **DAVID N. POWELL AND ALEXANDRA POWELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER RAYMOND LYTZ, III, AN UNMARRIED MAN AND ALMA I. REED-HERRERA, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP,** 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. 18 on the Plan of Section Two, Barnes Cove, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040604-0065966, 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 David N. Powell and Alexandra Powell, husband and wife by Warranty deed from John Hensley and wife, Laurie Hensley of record in Instrument No. 20160502-0042955 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 02, 2016.

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 4068 Barnes Cove Drive, Antioch, TN 37013, 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 9th day of April, 2021.

David N. Powell

Alexandra Powell

STATE OF Virginia
COUNTY OF Portsmouth city

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David N. Powell and Alexandra Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of April, 2021.

Notary Public Julie Morrison Tingle

My Commission Expires: 11/30/24

Julie Morrison Tingle
Commonwealth of Virginia
Notary Public
Commission No. 7415728
My Commission Expires 11/30/2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024