Karen Johnson Davidson County
Batch# 634828 DEEDWARR
05/12/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $471.75
20210512-0064234

WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2021 .

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STST Construction, LLC, a Tennessee limited liability company	SAME	1448-14-0-087.00
(NAME)	(NAME)	
4644 Packard Drive	1712 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Brandy L. Powers**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **STST Construction, LLC, a Tennessee limited liability company**,, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

BEING Lot No. 112, on the Revised Plan of Haywood Forest, Section 2, of record in Plat Book 5200, Page 225, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher Powers and Brandy L. Shewmaker, both unmarried, as joint tenants with right of survivorship by Warranty Deed from Stephen F. Hupka and wife, Jean Hupka, dated 11/30/1998 and recorded 12/02/1998, of record in Book 11229, Page 71, Register's Office for Davidson County, Tennessee.
Brandy L. Shewmaker is nka Brandy L. Powers

The said Christopher K. Powers died on 03/11/2021, leaving the said Brandy L. Powers the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4644 Packard Drive, Nashville, TN 37211

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of April, 2021 .

Brandy L. Powers

Brandy L. Powers

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandy L. Powers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2021.

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

