WARRANTY DEED

Karen Johnson Davidson County
Batch# 636920 **DEEDWARR**
05/14/2021 03:15:45 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20210514-0065658

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-08-2022

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Patricia Boyd	Fifth Third Bank	105 11 2D 058.00
(NAME)	(NAME)	
1609 Marshall Hollow Dr., Unit 303	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Cincinnati OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jacob Powell, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Patricia Boyd**, hereinafter called the GRANTEES, 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 Unit No. B40-303 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20180118-0005186, as amended in Instrument No. 20190613-0057134 and Instrument No. 20210303-0027897, 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 Jacob Powell, a single man, by Warranty Deed from Southgate Partners, LLC, a Tennessee limited liability company, dated June 14, 2019 and recorded July 2, 2019 in Instrument No. 20190702-0064713, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2021 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1609 Marshall Hollow Dr., Unit 303, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hands this 11th day of May, 2021.

Jacob Powell

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 Jacob Powell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2021.

Lori Buie
Notary Public
My Commission Expires: 8/21/23

File No.: 20212490

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY