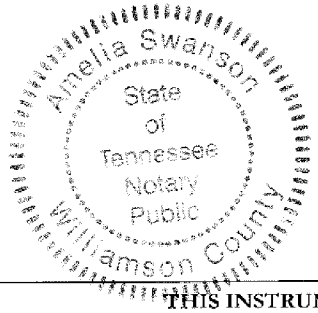
Karen Johnson Davidson County
Batch# 639154 DEEDWARR
05/18/2021 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210518-0067456

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023
(AFFIX SEAL)

MST 2021-0745

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Danielle Marshall	Churchill Mortgage Corp	142-09-0H-012.00-CO
(NAME) 8948 Sawyer Brown Road	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fletcher V. Powell, Jr. and Melissa Powell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Danielle Marshall, single woman,** 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. 8948, together with the carport designated No. 8948-C, on the Plan of River Plantation, Phase I, Section IX, of record in Plat Book 7900, page 98, corrected in Book 8123, Page 692, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such unit, together with the appurtenant interest in the common elements of River Plantation Section Nine Phase I, a horizontal property regime established by Master Deed and By-Laws of record in Book 8061, Page 341, amended in Book 9326, Page 713, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amir Begovic and Nermin Begovic, both unmarried, as joint tenants in common with rights of survivorship by Warranty deed from Tony W. McVay, an un-married man of record in Instrument No. 20131028-0111941 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 28, 2013.

Being the same property conveyed to Fletcher V. Powell, Jr., and Melissa Powell, husband and wife by Warranty deed from Amir Begovic, an unmarried man and Nermin Begovic, an unmarried man of record in Instrument No. 20210225-0023608 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 25, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 98, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 97, as corrected by Surveyor's Certificate of Correction in Book 8123, Page 692, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest

in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 8061, Page 341, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8061, Page 357 and amended in Instrument No. 20180501-0041146, in the Register's Office for Davidson County, Tennessee. Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee. Charter of River Plantation Section Nine Condominiums Homeowners Association, Inc. of record in Instrument Number 20041105-0133835, in the Register's Office for Davidson County, Tennessee. Easement and Right of Way for electric power transmission purposes of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

This property, known as 8948 Sawyer Brown Road, Nashville, TN 37221
(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 hand(s) this 13th DAY OF May, 2021.

Fletcher V. Powell, Jr.

Melissa Powell by Fletcher V. Powell her Attorney-In-Fact

Melissa Powell by Fletcher V. Powell, Jr my Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Fletcher V. Powell Jr, 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 the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May, 2021.

Notary Public

My commission expires: 4/24/2023

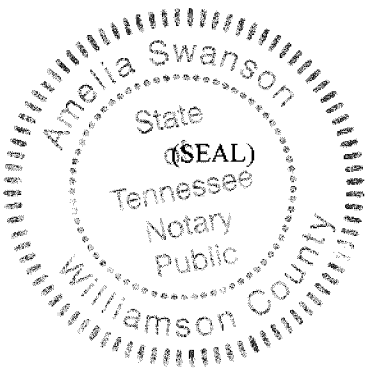
Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Melissa Powell, Attorney-in-Fact for Fletcher V. Powell, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Melissa Powell, as her free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 13th day of May, 2021.

Notary Public

My Commission Expires: 4/24/2023



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

