Karen Johnson Davidson County
Batch# 690529 DEEDWARR
08/04/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210804-0104897

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-13041oRC

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3-6-2024
File No. G21-13369

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Dedo and Kasey Ruth Lowry Dedo	InterLinc Mtg	033-10-0-009
(NAME)	(NAME)	
325 Northwind DR	5875 N. Sam Houston Pkwy Ste 300	
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville TN 37072	Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Lewis R. Powell and Patricia F. Powell, his wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Dedo and Kasey Ruth Lowry Dedo, husband and wife**, 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:

Situated in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Ridgemont Estates, Section One, which Plan appears of record in Book 5050, page 73, as amended in Book 6097, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lewis R. Powell and Patricia F. Powell, his wife by Deed dated June 17, 2004, recorded August 12, 2004, in Instrument Number 20040812-0097711, in the Register's Office of Davidson County, Tennessee. Lewis R Powell and Lewis Ray Powell is one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Lewis R. Powell is signed by his/her duly appointed Attorney-in-fact Richard A Powell, pursuant to the Power of Attorney recorded in Instrument Number 20210730-0102859, said Register's Office.
The signature of Patricia F. Powell is signed by his/her duly appointed Attorney-in-fact Richard A Powell, pursuant to the Power of Attorney recorded in Instrument Number 20210730-1012860, said Register's Office.

This is improved property, known as 325 Northwind Drive, Goodlettsville, TN 37072.

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. Whenever 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 29th day of July, 2021.

x Lewis R Powell by Richard A. Powell his attorney in fact
Lewis R. Powell by Richard A. Powell, his Attorney-In-Fact

x Patricia F. Powell by Richard A. Powell her attorney in fact
Patricia F. Powell by Richard A. Powell, her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Richard A. Powell, Attorney in fact for Lewis R. Powell with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2021.

RICHARD A. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 3/21/22

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Richard A. Powell, Attorney in fact for Patricia F. Powell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2021.

RICHARD A. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 7-29-2021 **(date of document).**

Kirsten Virden 7-29-2021

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** July, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3-6-2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM