Karen Johnson Davidson County
Batch# 703290 DEEDWARR
08/24/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20210824-0114115

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4984

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Mmbaga and Margaret Thomas Mmbaga 320 Edith Avenue Nashville, TN 37207	Redfin Mortgage, LLC 5853 Granite Parkway Bldg 5 Ste 100 Plano, TX 75024	071-11-0-099.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **David Michael Powell, Sr., and Kevin L. Powell, Trustee of Powell Family Revocable Trust** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Mmbaga, an unmarried person and Margaret Thomas Mmbaga, an unmarried person

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 the Easterly half of Lot No. 34 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50 feet on the Southerly side of Edith Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to David Michael Powell Sr and Kevin L. Powell, trustees of Powell Family Revocable Living Trust dated February 12, 2009 by Warranty

Deed from Matthew Barrow Pilcher, V and Katherine Jane Pilcher, husband and wife of record in Instrument No. 20190514-0045452 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 14, 2019. (Value of consideration shown in aforementioned deed $287,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **320 Edith Avenue, Nashville, TN 37207.**

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 so 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.

Dated this the 20th day of August, 2021.

Powell Family Revocable Trust

By: _____
David Michael Powell, Sr, Trustee

By: _____
Kevin S. Powell, Trustee

STATE OF Arkansas COUNTY OF Baxter

On this 20th day of August, 2021, before me personally appeared David Michael Powell, Sr and Kevin S. Powell, Trustees of Powell Family Revocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal at this 20 day of August, 2021.

CHERYL SHANNON
Notary Public - Arkansas
Baxter County
Commission # 12361955
My Commission Expires Apr 24, 2029

_____
Notary Public
My Commission Expires: 04-24-2029

Certificate of Authenticity

I, **Joshua A. Terry**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/20/21.

Affiant Signature

8/23/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/23/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON