Karen Johnson Davidson County
Batch# 777193 DEEDWARR
12/21/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20211221-0168288

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

X Leanna McKee
Affiant

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

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 4/10/22
File No. G21-14748

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LJS Properties LLC (NAME)	Same as New Owner (NAME)	96-9-151
202 Ivy Dr. (STREET ADDRESS)	" (STREET ADDRESS)	
Hendersonville TN 37075 (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, **Kasy Nathaniel Powell, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LJS Properties LLC**, 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 Lot No. 288, on the map of Cloverhill Subdivision Section VI, as of record in Book 2133, page 89, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 288 begins at a point in the northerly margin of Emery Drive, the common front corner of Lots Nos. 287 and 288; thence westerly along said drive 70 feet to a point; the beginning of a curve; thence 31.42 feet around said curve to point in the easterly margin of Kent Road; thence northerly 143.8 feet along said road to a point; thence northerly 30 52' East 90 feet to a point, the common rear corner of Lots Nos. 287 and 228; thence southerly 163.3 feet to the point of beginning.

Being the same property conveyed to Kasy Nathaniel Powell, unmarried by Deed dated March 18, 2016 from Mary Putman, recorded April 4, 2016, in Instrument Number 20160404-0032117, Register's Office of Davidson County, Tennessee.

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

The 2021 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.

This is improved property, known as 2828 Emery Drive, Nashville, TN 37214.

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 14th day of December, 2021.

Kasy Nathaniel Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2021, before me personally appeared Kasy Nathaniel Powell, 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, at office, this 14th day of December, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-14-2021 (date of document).

Affiant Signature

12-16-2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY