This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15844-TC

Karen Johnson Davidson County
Batch# 806848 DEEDWARR
02/16/2022 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220216-0018096

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of Februray, 2022.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| German Garcia and Miguel Garcia<br>665 Hidden Hill Dr.<br>Hermitage, TN<br>37076 | New Owners | 075 04 0 189.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jeffrey M. Powell, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **German Garcia and Miguel Garcia**, 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. 460 on the Plan of Section Seven, Tulip Grove, as of record in Plat Book 4300, Page 186, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey M. Powell, by Warranty Deed from Keith M. Middleton, married, of record in Instrument No. 20041014-0123861, in the Register's Office of Davidson County, Tennessee, Dated September 29, 2004 and recorded on October 14, 2004.

This Instrument executed on behalf of Jeffrey M. Powell ("Principal") by Dudley Lightsey pursuant to the Power of Attorney of record in Instrument Number ___202202160018095___, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **504 Trenton Court, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this ~~1st~~ 2 day of Februray, 2022.

GRANTOR:

Jeffrey M. Powell by Dudley Lightsey his Attorney in Fact

Jeffrey M. Powell by Dudley Lightsey, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dudley Lightsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jeffrey M. Powell ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this ~~1st~~ 2 JM day of Februray, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Jeffrey M. Powell
To: German Garcia and Miguel Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

JM JM

WITNESS my hand and seal at office this ~~31st~~ 2 day of ~~January~~ Feb., 2022.

Notary Public
My Commission Expires: 1-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 02/02/2022.
Date

Jennifer Russell
Affiant Signature

02/07/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)