WARRANTY DEED

Karen Johnson Davidson County
Batch# 818607 DEEDWARR
03/09/2022 01:11:15 PM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20220309-0027106

Y-C-22-1104

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Kathryn Strandberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2022.

STEVE M. JUNDT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164023468
My Commission Expires 6/21/2024

Notary Public

MY COMMISSION EXPIRES: 6/21/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryn Strandberg	**New Owner**	
(NAME)	(NAME)	**175-06-0A-059.00-CO**
1104 Shallowbrook Trail South		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MITCHELL POWERS AND LESLIE J. POWERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN STRANDBERG, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 59, Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey of same appearing of record in Instrument Number 20060824-0104545, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for complete and accurate description of said lot.

Being the same property conveyed to James Mitchell Powers and Leslie J. Powers, husband and wife by Warranty deed from Aaron McKenzie and Mary Beth McKenzie, husband and wife of record in Instrument No. 20190712-0068447 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 12, 2019.

This conveyance is subject to:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104545, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060824-0104548 and Instrument No. 20061208-0152023. Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060824-0104548, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easements of record in Book 2346, Page 378 and Book 4425, Page 582, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20041103-0132562 and Instrument No. 20070112-0005306, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, in the Register's Office for Davidson County, Tennessee.
- Easement to TDS Telecom of record in Instrument Number 20061013-0127208, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1104 Shallowbrook Trail South, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the sa d tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF MARCH, 2022.

James Mitchell Powers by Paul Hinman, Attorney-In-Fact

Leslie J. Powers by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES MITCHELL POWERS AND LESLIE J. POWERS, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES MITCHELL POWERS AND LESLIE J. POWERS.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212