This instrument prepared by and
When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16504-RL-sb

Karen Johnson Davidson County
Batch# 845736 DEEDWARR
04/26/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20220426-0047820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Emily Bishop
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Milford and Emily Bishop 6781 Autumnwood Drive Nashville, TN 37221	Joshua Milford and Emily Bishop 6781 Autumnwood Drive Nashville, TN 37221	155 07 0A 042.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Daniel T. Powell and Julie L. Powell, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Joshua Milford, an unmarried man and Emily Bishop, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the Grantee(s), his/her/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. 17 on the Plan of Poplar Creek Estates Phase IV Subdivision, of record in Plat Book 9700, Page 195, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Daniel T. Powell and Julie L. Powell, husband and wife, by Warranty Deed from Lizbeth Rene Batson and Pamela B. Caples, Co-Successor Trustees of the Roger D. Baskette, Sr. and Thetis P. Baskette Revocable Trust Agreement dated January 31, 2012, of record in Instrument No. 20121109-0103695, in the Register's Office of Davidson County, Tennessee, dated October 30 2012 and recorded on November 09, 2012.

This is improved property located at: **6781 Autumnwood Drive, Nashville, TN 37221**

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 18th day of April, 2022.

GRANTOR:

Daniel T. Powell

Julie L. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel T. Powell and Julie L. Powell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 April 18th, 2022.

Hadley Roper
Affiant Signature

04/18/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 04/18/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal