Karen Johnson Davidson County
Batch# 872247 DEEDWARR
06/15/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20220615-0068484

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $389,900.00 Affiant Subscribed and sworn to before me, this 7th day of June, 2022. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reggie Powell	New Owner	**132090400700CO**
110 Brattlesboro Dr		
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 110 Brattlesboro Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reggie Powell, unmarried man

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 being in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit 110, on the Condominium Site Plan Brattlesboro, of record in Book 5800, Page 225, amended in Book 6122, Page 220, together with an easement between Brattlesboro Homeowner's Association and Gary K. Hood which is of record in Book 8616, Page 319, Register's Office for said County, which plan reference is thereof are incorporated herein and made a part by this reference hereto.

Being the same property conveyed to Brandon Adams, Trustee of The 110 Brattlesboro Dr Trust, by Warranty Deed from Richard Vance, unmarried, dated March 31, 2022, of record in Instrument No. 20220408-0040803, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard Vance, unmarried, by Warranty Deed from Timothy J. Jeffus and Melanie S. Francis, as joint tenants with right of survivorship, dated July 1, 2005, recorded in Instrument No. 20050818-0098748, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 110 Brattlesboro Dr, Nashville, TN 37204.

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 in 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.

_____ Date: 6-7-22

The 110 Brattlesboro Dr Trust
By: Brandon Adams
It's: Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 110 Brattlesboro Trust and that he is authorized by The 110 Brattlesboro Trust to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of June, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Katie Smith, 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

6/7/22.

Date

Affiant Signature

6/7/22

Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

