Karen Johnson Davidson County
Batch# 877135 DEEDWARR
06/24/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $484.70
20220624-0072315

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF June, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22040055

Address of New Owner
Kevonta L. Black
1731 Edgewood Avenue
Nashville, TN 37207

Send Tax Bills To:
Same

Tax Information:
071-05-0-252.00

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Janelle M. Powell, formerly known as Janelle M. Dickens,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kevonta L. Black, single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Brooklyn Heights Subdivision of record in Book 9700, Page 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Janelle M. Dickens by Warranty Deed from AHR Development dated 01/15/2002 and recorded on 01/18/2002 in Instrument No. 20020118-0007594, Register's Office for Davidson County, Tennessee.

**Janelle M. Powell and Janelle M. Dickens is one and the same person.

This is property generally located:
1731 Edgewood Avenue, Nashville, TN 37207

**SUBJECT TO THE FOLLOWING:**

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 9700, Page 4, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Janelle M. Powell** has/have caused this instrument to be executed, this the 17 day of June, 2022.

Janelle M. Powell
**Janelle M. Powell**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Janelle M. Powell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 17 day of June, 2022

My commission Expires: 2-5-2025

Kara Krantz
NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

# True Copy Certification

**As required under T.C.A §66-24-101(d)(3) et seq.**

I, **L. Broner McCoy**, 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 6-17-2022 (date of document).

L. Broner McCoy
Date: 6-17-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 17th day of June, 2022

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY