Karen Johnson Davidson County
Batch# 925059 DEEDWARR
10/04/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20221004-0109441

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G22-17111

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LJS Properties LLC (NAME)	(NAME) Same	95-8-5
202 Ivy Drive (STREET ADDRESS)	(STREET ADDRESS) "	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) "	

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 HEREBYACKNOWLEDGED, WE, **Andrew Wesley Powell, an unmarried man, and Daniel Lewis Powell, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LJS Properties LLC, a Tennessee Limited Liability Company**, 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. 125 on the Map of Eva-Mor Heights, Section Two, as of record in Book 1835, page 30, Register's Office for said County.

Said Lot No. 125 fronts 85 feet on the east side of McGavock Pike and runs back between lines, 172.13 feet on the north line and 122 feet on the south line to a dead lien in the rear on which it measures 98.5 feet.

Being the same property conveyed to Leonard L. Powell and wife, Larue I. Powell in Deed Book 1912, Page 141, RODCT. The said Larue I. Powell having predeceased Leonard L. Powell vesting the latter with title as surviving tenant by the entirety. The said Leonard L. Powell having died testate on February 9, 2010, and pursuant to the terms of his will of record in the Probate Court of Davidson County, Tennessee, Case No. 10P-480, he devised the property to Philip Powell. The said Philip Powell died intestate on December 4, 2012 leaving as his heirs at law his two sons, Andrew Wesley Powell and Daniel Lewis Powell. See affidavit of heirship of record at Instrument # 202210040109440, RODCT.

Being the same property conveyed to Andrew Wesley Powell and Daniel Lewis Powell by Deed dated July 10, 2014 from David Powell, Executor of the Estate of L.L. Powell and Executor of the Estate of Phillip Powell, recorded July 15, 2014, in Instrument Number 20140715-0062474, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 251 McGavock Pike, Nashville, TN 37214.

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.

Witness my/our hand(s) ~~this 30th~~ day of September, 2022.

Andrew Wesley Powell

Daniel Lewis Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Andrew Wesley Powell and Daniel Lewis Powell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9-30-2002 (date of document).

Affiant Signature

10-04-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY