Karen Johnson Davidson County
Batch# 946326 DEEDWARR
12/01/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20221201-0125615

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2022-0689

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeffrey Hazelip and Cheryl Hazelip	Same	16101B07200CO
(NAME)	(NAME)	
5013 Danestone Drive	Owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Sixty Thousand And No/100 Dollars ($660,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES L. POWELL, JR. AND HENRIETTA R. POWELL, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY HAZELIP AND CHERYL HAZELIP, HUSBAND AND WIFE**, 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(s) 62, as shown on the map entitled Aberdeen Woods Phase Two, a Planned Unit Development, of record in Plat Book 9700, pages 848 and 849, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES POWELL AND WIFE, HENRIETTA POWELL, by deed from ZARING HOMES, INC., of record in Book 11605, page 497, dated July 29, 1999, said Register's Office. Further being the same property conveyed to JAMES L. POWELL, JR. AND HENRIETTA R. POWELL, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from JAMES L. POWELL, JR. WHO ACQUIRED TITLE AS JAMES POWELL AND WIFE, HENRIETTA R. POWELL WHO ACQUIRED TITLE AS HENRIETTA POWELL, of record in Instrument No. 20201214-0147287, dated March 10, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5013 Danestone Drive, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 28th day of November, 2022.

James L. Powell, Jr.

Henrietta R. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of November, 2022, before me personally appeared James L. Powell, Jr. and Henrietta R. 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 11/10/25

THOMAS SIDWELL K. WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Dawnielle Hardwick, 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 11/28/2022.

Date

Affiant Signature

11/30/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2022.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

