Warranty Deed

Karen Johnson Davidson County Batch# 959006 DEEDWARR 01/09/2023 09:24:54 AM 2 pgs Fees: $13.00 Taxes: $5,531.50 20230109-0001550	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,495,000.00. Affiant Subscribed and sworn to before me, this the 6th day of January, 2023. Notary Public My commission expires: 2/20/2023

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Smitherman and Rife Sibley Hughey, III	New Owner(s)	117-03-0-149.00
2123 Sharondale Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EARL WAYNE POWELL, JR. AND KAREN KEENAN POWELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL SMITHERMAN, AN UNMARRIED MAN, AND RIFE SIBLEY HUGHEY, III, AN UNMARRIED MAN**, 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. 2 on the Final Plat of the First Revision Resubdivision of Lot 10 Sharondale Heights Subdivision, of record in Instrument No. 20090616-0055941, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Earl Wayne Powell, Jr., and wife, Karen Keenan Powell by Warranty Deed from Stephen R. Parker and Eva R. Parker, husband and wife, of record in Instrument No. 20140416-0031785 Register's Office for Davidson County, Tennessee, dated April 08, 2014 and recorded on April 16, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2123 Sharondale Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/~~OUR~~ HANDS EFFECTIVE AS OF THE 6th day of January, 2023.

Earl Wayne Powell, Jr.

Karen Keenan Powell

STATE OF South Carolina
COUNTY of Aiken

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Earl Wayne Powell, Jr. and Karen Keenan Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of January, 2023.

Notary Public

My Commission Expires: 01-11-2031

Lisa Hofmann Travis
Notary Public
State of South Carolina
Aiken County
My Commission Expires
January 11, 2031