Karen Johnson Davidson County
Batch# 960896 DEEDWARR
01/13/2023 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20230113-0002972

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-1723

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Powers Family Trust	The Powers Family Trust	091-10-0V-022.00-CO
(NAME)	(NAME)	
231 Sterling Point Circle	3343 Belford Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2668	Reno, NV 89509	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Anne Jansen and Steven Scheu, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Powers Family Trust dated September 29, 2005,** 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:

A certain unit located in Davidson County, Tennessee, being Unit No. 22 of Sterling Point, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806-0077219, and amended in Instrument No. 20180808-0078139, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty Deed from L.A.N.D. Group, LLC of record in Instrument No. 20170109-0002545, Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 09, 2017.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Quitclaim Deed from Woodland Street Partners, LLC of record in Instrument No. 20180713-0067876, Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 13, 2018.

Being the same property conveyed to Anne Jansen, a single Woman and Steven Scheu, a single man by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210701-0089367 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 01, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 364, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180806-0077219, amended at Instrument No. 20180808-0078139 and Instrument No. 20220525-0060680, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20180806-0077218, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180821-0082668, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2199, Page 579, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4067, Page 864, in the Register's Office for Davidson County, Tennessee. Utility Line Easement of record in Instrument Number 20010703-0070716, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public ROW of record in Instrument Number 20180723-0071509 and 20190328-0028067, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20200310-0026751, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 231 Sterling Point Circle, Nashville, TN 37209-2668

(House Number) (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 my/our hand(s) this 6th DAY OF JANUARY, 2023.

Anne Jansen

Steven Scheu

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anne Jansen and Steven Scheu, 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.

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

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 January 13, 2023 (date of document).

Affiant Signature

January 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023