Attorneys Title

G#36564-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 980352 DEEDWARR
03/14/2023 10:14:36 AM 2 pgs
Fees: $13.00 Taxes: $2,660.30

20230314-0018358

Y-KW-23-5309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00.

Craig Hammond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craig Hammond and Ronda Hammond	**New Owners**	
(NAME)	(NAME)	
325 Chatfield Court		**171-03-0A-146.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW DAVID POWELL AND BLYTHE ASHTON POWELL, AS TRUSTEES OF THE POWELL FAMILY LIVING TRUST DATED FEBRUARY 26, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG HAMMOND AND RONDA HAMMOND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 93 on the Plan of Fredericksburg, Section 6A, R20 Residential P.U.D., of record in Book 9700, Page 150, 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 Andrew Powell and Blythe Powell, husband and wife by Warranty Deed from Carlye S. Burns and Richard C. Scott, wife and husband of record in Instrument No. 20200207-0014509 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 07, 2020.

Being the same property conveyed to Andrew David Powell and Blythe Ashton Powell, as Trustees of The Powell Family Living Trust dated February 26, 2021 by Quitclaim Deed from Andrew Powell and Blythe Powell, husband and wife of record in Instrument No. 20210316-0034526 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 16, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of PUD Boundary record in Plat Book 7900, Page 509, 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 Book 8920, Page 65, Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8920, Page 45 and Book 10694, page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg Homeowner's Association, Inc., of record in Book 9443, Page 538, Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for Sewer and Water Mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9698, Page 124, Book 7993, Page 269 and Book 9607, page 431, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
- Subject to Property Deed Granting Easement of record in Instrument Number 20010220-0015357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5309 Fredericksburg Way West, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF MARCH, 2023.

The Powell Family Living Trust dated February 26, 2021

BY: Andrew David Powell
Andrew David Powell
Trustee

BY: Blythe Ashton Powell
Blythe Ashton Powell
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW DAVID POWELL, TRUSTEE of THE POWELL FAMILY LIVING TRUST DATED FEBRUARY 26, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of March, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLYTHE ASHTON POWELL, TRUSTEE of THE POWELL FAMILY LIVING TRUST DATED FEBRUARY 26, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of March, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)