Name and Address of New Owner:
Kepley Properties LLC
2626 Merchants Walk
Murfreesboro, TN 37128

Send Tax Statements To:
Kepley Properties LLC
2626 Merchants Walk
Murfreesboro, TN 37128

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23040546

Map and Parcel: 095 10 0 011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne E Powell**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kepley Properties LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 173, Elm Hill Acres, Section IV, as of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee. Said Lot No. 173 fronts 89.09 feet on the west side of Bismark Drive, and runs back between lines, 181 feet on the north line and 181.7 feet on the south line to a dead line in the rear on which it measures 86 feet.

Being the same property conveyed to Robert H. Powell and wife, Gladys C. Powell by Warranty Deed filed for record on October 12, 1956 in Book 2597, page 227, of the Register's Office of Davidson County, Tennessee. The said Robert H. Powell died on June 28, 1982, leaving Gladys C. Powell as the surviving tenant by the entirety. The said Gladys C. Powell died intestate on July 27, 2003, leaving Wayne E. Powell as her heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20100702-0052279 and Instrument No. 20100702-0052280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Elm Hill Acres of record in Book 2442, page 464; All matters as set forth per plat of record in Book 2331, page 118; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as: 539 Bismark Drive, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 996319 DEEDWARR
04/26/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20230426-0030574

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 21st day of April, 2023.

Wayne E Powell

State of Tennessee

County of Fayette

Personally appeared before me, Wayne E Powell with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st of April, 2023.

Notary Public
My Commission Expires: 10/19/2025

LATISHA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
HAYWOOD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of April, 2023.

Notary Public
My Commission Expires: 10/19/2025

LATISHA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
HAYWOOD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 4/21/23 (date of document).

Affiant Signature

4/26/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of April, 2023.

Notary Signature

My Commission Expires: 3-15-2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY