WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037243 DEEDWARR
08/11/2023 10 15 23 AM 2 pgs
Fees $13 00 Taxes $814 00

20230811-0062362

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2023

Notary Public

MY COMMISSION EXPIRES 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jason Wells Jason T Wells	Central Bank	163-02-OC-089 00
(NAME)	(NAME)	
1900 Spring Branch Dr.	1400 18th St	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115	Spirit Lake, IA 51360	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald M. Powe, Patricia A. Powe, and Diantay Powe,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Wells and Jason T. Wells,** 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

Being Unit No 106 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instruments 20060419-0045063, 20061115-0141803 and 20080108-0002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit

Being the same property conveyed to Ronald M Powe and Patricia A Powe, Husband and Wife, and Diantay Powe, a single woman, from Newmark Homes, L P , a Texas Limited Partnership, by Special Warranty Deed on January 9, 2009, of record in Instrument Number 20090114-0003758, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1382 Rural Hill Road Unit 106, Nashville, TN 37013
(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 hands this 9th day of August, 2023

Ronald M Powe

Patricia A Powe

Diantay Powe

State of Tennessee
County of Davidson

Personally appeared before me Ronald M Powe, Patricia A Powe, and Diantay Powe, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 9th day of August, 2023

Notary Public
My Commission Expires 9-16-23

File No 202307011

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY