Karen Johnson Davidson County
Batch# 1049265 DEEDWARR
09/13/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20230913-0071677

KARLY PICKERIGN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $655,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2023. Notary Public My commission expires: 9/21/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Billy D. Power and Douglas W. Power	Billy D. Power and Douglas W. Power	104 10 0R 022.00
307 Haddon Ct.	307 Haddon Ct.	
Franklin, TN 37067	Franklin, TN 37067	

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, I,

Alexis E. Smith, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Billy D. Power and Douglas W. Power, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 22, The Chesterfield, as shown of record in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Alexis E. Smith, by Special Warranty Deed from Old Smoky Enterprises LLC, an Ohio limited liability company, of record in Instrument No. 20210511-0063550, in the Register's Office of Davidson County, Tennessee, dated April 26, 2021 and recorded on May 11, 2021.

This is improved property known as **622 Chesterfield Way, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of September, 2023.

Alexis E. Smith

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alexis E. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of September, 2023.

Notary Public
My Commission Expires: 11-2026

ERNESTINE NATHAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 638682
Expires November 2, 2026

LHI-LTC File No. 23-000097-670

SP 11/2015

I, J. Trent Lehman, 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 9/8/23 (date of document).

Affiant Signature

9/11/23.

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY