Karen Johnson Davidson County
Batch# 1055921 DEEDWARR
09/29/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,883.30
20230929-0076757

**THIS INSTRUMENT PREPARED BY:**

**Paul F. Soper, Esq.**
**2323 21st Avenue S, Ste. 502**
**Nashville, Tennessee 37212**

**ADDRESS NEW OWNER**
Kidist Tensay
3813 Dr. Walter S. Davis Blvd.
Nashville, TN 37209

**SEND TAX BILLS TO**
New owners

**MAP/PARCEL**
M/P-091040C001.00 CO

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RAYMOND M. POWERS, MARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **KIDIST TENSAY, AN UNMARRIED WOMAN** ("Grantee" herein), her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. A on the plan of DWSDB TOWNHOMES, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of DWSDB TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170113-0004078, as amended in Instrument No. 20170721-0073792 and Instrument No. 20180427-0040022, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

**Being the same property conveyed to RAYMOND M. POWERS, MARRIED, by deed from LISA M. ROLAND, UNMARRIED, of record in Instrument No. 20191118-0118359, dated November 14, 2019, said Register's Office.**

This is improved property known as: 3813 Dr. Walter S. Davis Blvd., Nashville, TN 37209.

**Stacey Powers, spouse of Raymond M. Powers, joins in the execution of this instrument to convey her marital interest in the subject property.**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2023 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 GRANTORS have hereunto set their hands as of this 27th day of September, 2023.

RAYMOND M. POWERS

STACEY POWERS

**STATE OF MICHIGAN** )
**COUNTY OF** WAYNE )

Before me, TED M GARRETT, a Notary Public of the State and County aforesaid, personally appeared RAYMOND M. POWERS AND STACEY POWERS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at ALLEN PARK, ~~TN~~ MI, this 27th day of September, 2023.

Notary Public

My Commission Expires: 11/28/2027

TED M. GARRETT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My commission expires November 28, 2027
Acting in the County of Wayne

**STATE OF MICHIGAN** )
**COUNTY OF** WAYNE )

The actual consideration for this transfer or value of property (whichever is greater) is **$509,000.00.**

Affiant

Sworn to and subscribed before me this 27 day of September, 2023.

Notary Public

My Commission Expires: 4/28/2027

TED M. GARRETT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My commission expires November 28, 2027
Acting in the County of Wayne

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Annette Rachon *(custodian's name)*, 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 9-27-23 *(date of document)*.

Annette Rachon 9/29/23

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 29th day of September, 2023.

Shelly M Walling

Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 4-19-26