THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-10-638
Parcel ID: 132 09 0A 007.00

Karen Johnson Davidson County
Batch# 1066386 DEEDWARR
10/31/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231031-0084813

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
April C. Kee and Daniel G. Kee	April C. Kee and Daniel G. Kee	Map/Parcel 132 09 0A 007.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Reggie Powell, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **April C. Kee and Daniel G. Kee, a married couple**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 110 Brattlesboro Drive, Nashville, TN 37204, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land being in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit 110, on the Condominium Site Plan Brattlesboro, of record in Book 5800, Page 226, amended in Book 6122, Page 200, together with an easement between Brattlesboro Homeowner's Association and Gary K. Hood which is of record in Book 8616, Page 319, Register's Office for said County, which plan reference is thereof are incorporated herein and made a part by this reference hereto.

Being the same property conveyed to Reggie Powell, unmarried man, by Warranty Deed from Brandon Adams, Trustee of The 110 Brattlesboro Dr Trust, of record in Instrument No. 20220615-0068484, in the Register's Office of Davidson County, Tennessee, dated June 07, 2022 and recorded on June 15, 2022.

Being the same property conveyed to Brandon Adams, Trustee of The 110 Brattlesboro Dr. Trust, by Warranty Deed from Richard Vance, unmarried, of record in Instrument No. 20220408-0040803, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022 and recorded on April 08, 2022.

Being the same property conveyed to Richard Vance, unmarried, by Warranty Deed from Timothey J. Jeffus and Melanie S. Francis, as joint tenants with right of survivorship, of record in Instrument No. 20050818-0098748, in the Register's Office of Davidson County, Tennessee, dated July 01, 2005 and recorded on August 18, 2005.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights and conditions that may appear of record in the Register's Office.

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), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ___ day of October, 2023.

Reggie Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2023, before me personally appeared Reggie Powell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of October, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tonny Gamble
AFFIANT

Sworn to and subscribed before me this 27th day of October, 2023

Notary Public
My commission expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/26/2023 (date of document).

Affiant Signature

10/26/2023
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

