Karen Johnson Davidson County
Batch# 1088367 DEEDWARR
01/04/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20240104-0000896

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 741 Evergreen Trail Trust	**New Owner**	**06204000500**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Minnie Smith Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 741 Evergreen Trail Trust

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:

Land in Davidson County, Tennessee, being Lot No. 67, on the Map of Marlin Meadows, Section No. 4, of record in Plat Book 2133, Page 66, amended in Book 6051, Page 375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete an accurate legal description of said property.

Being the same property conveyed to Jerry N Powell, a single man, by Warranty Deed from Jonathan J Hansen and Candy Hansen, dated May 20, 2010, of record in Instrument No. 20100527-0041034, in the Register's Office for Davidson County, Tennessee. Jerry N Powell died testate on June 21, 2023. By Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 23P1765, the property hereinabove described was devised to Minnie Smith Powell. Oath is hereby made that the subject property was never the sole primary residence of said Grantor, her spouse, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (X) unimproved (____) property known as 741 Evergreen Trl, Madison, TN 37115.

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 in 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.

Minnie Smith Powell Date 12.28.2023
Minnie Smith Powell

STATE OF Missouri

COUNTY OF Howell

Personally appeared before me, a Notary Public of said County and State, Minnie Smith Powell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Dec., 2023.

Rebecca K Lee
NOTARY PUBLIC

REBECCA K. LEE
Notary Public - Notary Seal
Howell County - State of Missouri
Commission Number 17452828
My Commission Expires Feb 27, 2025

My Commission Expires: 02.27.2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/28/23 (date of document).

Jennifer Russell
Affiant Signature

1/4/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

