After recording, return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1092061 DEEDWARR
01/22/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240122-0003537

Name and Address of New Owner:
Gemma Yasemin McInturff
2413 Ridgeland Drive
Nashville, TN 37214

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 073-12-0-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher D. Powers, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gemma Yasemin McInturff, a married person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 232, on the plan of Section Two, Sunset View, of record in Plat Book 2663, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher D. Powers, married by Quitclaim Deed dated December 6, 2023 from Sandra E. Powers, widowed, recorded December 11, 2023 in Instrument No. 20231211-0095107 in the Register's Office.

Haley Powers joins this conveyance for the express purpose of relinquishing all her rights, title and interest to said property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2024.

_____(SEAL)
Christopher D. Powers

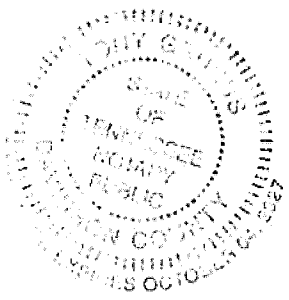
_____(SEAL)
Haley Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2024, before me personally appeared Christopher D. Powers and Haley Powers, 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 16th day of January, 2024.

_____
Notary Signature
My commission expires: 10/4/2027



AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of January, 2024.

Notary Public
My commission expires:_____
File No. 2023-6554-TS

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, _____, 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 **January 16, 2024**.

Affiant Signature

January 18, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **18th** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026