Karen Johnson Davidson County
Batch# 1116052 DEEDWARR
03/27/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240327-0021485

Name and Address of New Owner:
Daniel K Powell, III and Lacey Powell and Daniel K Powell, IV
102 Walden Village Court
Nashville, TN 37210

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24010100

Map and Parcel: 106 05 0A 033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Valerie Marie Biles, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Lacey Powell and Daniel Kirklyn Powell, III, married to each other, and Daniel Kirklyn Powell, IV, a single man, as joint tenants with rights of survivorship**, 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:

Being Unit 33, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions of Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Valerie Marie Biles, an unmarried woman by Warranty Deed filed for record on August 7, 2017 in Instrument Number 20170807-0080363, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Walden Village, a Horizontal Property Regime of record in Instrument Number 20151204-0122320 and as corrected in Instrument Number 20151207-0123161, Instrument Number 20151211-0124902, Instrument Number 20151211-0124902 and Instrument Number 20160201-0009720; By-laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Walden Village of record in Instrument Number 20151204-0122320; HOA Charter of record in Instrument Number 20160308-0022219; All matters as set forth on Boundary Plat, Trevecca Nazarene University of record in Book 9700, page 395; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151209-0124005 and Instrument Number 20150922-0096385; Development Agreement and Grant of Easements of record in Instrument Number 20160613-0059353; All matters as set forth on Map of record in Book 2, page 32; All matters including but not limited to restrictions as set forth in Book 1518, page 568 and Book 1553, page 435; All matters including but not limited to declaration to close street of record in Book 1515, page 444; All matters as set forth on The Flats of Walden Village, Final Plat of record in Instrument Number 20151125-0119517, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 102 Walden Village Court, Nashville, TN 37210

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this 16th day of February, 2024.

Valerie Marie Biles

State of Tennessee

County of Rutherford

Personally appeared before me, Valerie Marie Biles with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th of February, 2024.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00.

Affiant Signature

Subscribed and sworn to before me, this 16th day of February, 2024.

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: May 3, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 February 16, 2024.

Affiant Signature

2/16/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of February, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY