Karen Johnson Davidson County
Batch# 1121755 DEEDWARR
04/11/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.38
20240411-0025878

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $387,400.00 Affiant Subscribed and sworn to before me, this 9th day of April, 2024. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Alexander Roland **Dorrie Williams**	**Legacy Home Loans, LLC, dba**	**06204000500**
741 Evergreen Trail	**1036 Stearman Drive suite 6**	
Madison, TN 37115	**White House, TN 37188**	

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,

Erin Dias, Trustee of The 741 Evergreen Trail Trust

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

Paul Alexander Roland and Dorrie Elizabeth Williams, husband and wife

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 conveeyd to Erin Dias, Trustee of The 741 Evergreen Trail Trust, by Warranty Deed from Minnie Smith Powell, dated December 28, 2023, of record in Instrument No. 20240104-0000896, in the Register's Office for Davidson County, Tennessee.

Further 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.

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 Trail, 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.

_____ Date: 4-9-24

The 741 Evergreen Trail Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 741 Evergreen Trail Trust and that she is authorized by The 741 Evergreen Trail Trust to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of April, 2024.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Mark Sheadon, 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 4/9/24.

Date

Affiant Signature

4/9/24

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of April, 2024

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2024

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY