Karen Johnson Davidson County
Batch# 1138625 DEEDWARR
05/23/2024 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20240523-0038474

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38211-05-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Raymond W. Reeves II Darlene D. Reeves 5981 Brickshire Drive Providence Forge, VA 23140	Raymond W. Reeves II Darlene D. Reeves 5981 Brickshire Drive Providence Forge, VA 23140	Map and Parcel No.: 091133F00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nicholas A. Powell and Kristen M. Powell, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Raymond W. Reeves II and Darlene D. Reeves, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 417 B West Bend Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 23rd day of May, 2024.

GRANTOR:

Nicholas A. Powell

Kristen M. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas A. Powell and Kristen M. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of May, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit "B" of Homes at 417 West Bend, a Planned Unit Development (Horizontal Property Regime with Private Elements) as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 417 West Bend and Declaration of Covenants, Conditions and Restrictions for Homes at 417 West Bend, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20180213-0014114, in the Register's Office for Davidson County, Tennessee along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to Nicholas A. Powell and Kristen M. Powell, husband and wife, by deed dated April 11, 2019 from American Eagle Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190415-0034257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Homes At 417 West Bend of record in Instrument No. 20180213-0014114, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit "B" to the Declaration in Instrument No. 20180213-0014114, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, Page 65, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/21/24 (date of document).

Affiant Signature

5/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

