WARRANTY DEED

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1140605 DEEDWARR
05/29/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240529-0039703

File No. BC-24-324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Frederick Powell, Jr.	New Owner	
(NAME)	(NAME)	04405020600
100 Keeton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **DAVID BLAKE FERGUSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL F. POWELL, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

SITUATED within the 11th Council District of Davidson County, Tennessee, being part of Lot 263 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, TN and being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod (RLS 100) on the southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to ACS Insulation, Inc. (DB-20000829 0085331);

Thence with the southwest right of way line of Keeton Avenue, South 24 Degrees 41 Minutes 57 Seconds East, a distance of 50.00 feet to a point;

Thence leaving the southwest right of way line of Keeton Avenue, South 71 Degrees 22 Minutes 04 Seconds West, a distance of 88.88 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Travis Austin Tolin (DB-20180529 0050665);

Thence with the line of Tolin, North 77 Degrees 31 Minutes 59 Seconds West, a distance of 14.00 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to 208 Rayon Drive LLC (DB-20210930 0131886);

Thence leaving the line of Tolin and with the line of 208 Rayon Drive LLC, North 20 Degrees 15 Minutes 33 Seconds West, a distance of 25.00 feet to a 1"

iron pipe marking a common corner of property now or formerly belonging to McLain Industries, Inc. (DB-20221220 0131273);

Thence leaving the line of 208 Rayon Drive LLC and with the line of McLain Industries, Inc., North 60 Degrees 53 Minutes 15 Seconds East, a distance of 49.08 feet to a 5/8" iron rod marking a common corner of property now or formerly belonging to ACS Insulation, Inc. (DB-20000829 0085331);

Thence leaving the line of McLain Industries, Inc., and with the line of ACS Insulation, Inc., North 61 Degrees 14 Minutes 56 Seconds East, a distance of 48.78 feet to the POINT OF BEGINNING.

Being the same property conveyed to David Blake Ferguson, a single man, by Warranty Deed from Steven Bolton and Kelsee Bolton, husband and wife, dated August 25, 2023 and recorded August 25, 2023 in Instrument No. 20230825-0066580, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 100 Keeton Avenue, Nashville, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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.

Witness my/our hand this 22nd day of May, 2024.

David Blake Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2024, before me personally appeared David Blake Ferguson, 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 22nd day of May, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 5/22/24.

Affiant Signature – Joshua A. Terry

5/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/24/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27