RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-21958-24

DAWSON PIERRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 25 2027
COUNTY OF MEIGS

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145121 DEEDWARR
06/10/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240610-0043235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June 2024

NOTARY PUBLIC

My commission expires: April 25 2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Maratea, Jr. 307 Riverstone Blvd Nashville, TN 37214	Same address as new owner	085-14-0A-307-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($540,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JONATHAN R. POWERS, TRUSTEE OF THE POWERS FAMILY TRUST U/A DATED JUNE 4, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDWARD MARATEA, JR., A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 21 on the Plan of Condominium Plat, Riverstone Condominiums, Phase Two, of record in Instrument #20010814-0087503, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan R. Powers and Susan A. Powers, as Co-Trustees of the Powers Family Trust U/A dated June 4, 2018, from Johnathan R. Powers, aka Jonathan R. Powers, and wife, Susan A. Powers, by Quit Claim Deed dated June 4, 2018 and recorded June 13, 2018 in Instrument #20180613-0056664, said Register's Office.

Being the same property conveyed to Jonathan R. Powers and wife, Susan A. powers, from Michael L. Lohafer and Susan Lohafer, married, by Warranty Deed dated November 16, 2012 and recorded November 21, 2012 in Instrument #20121121-0107345, said Register's Office.
--Grantee corrected by Scrivener's Affidavit of record in Instrument #20140108-0002020

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 307 Riverstone Boulevard, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of June, 2024

GRANTOR(S)

The Powers Family Trust u/a dated June 4, 2018

By: _____
Jonathan R. Powers, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jonathan R. Powers, who represented himself to be the Trustee of The Powers Family Trust u/a dated June 4, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Trustee on behalf of the Powers Family Trust u/a dated June 4, 2018

WITNESS my hand and seal, this the 7 day of June, 2024.

DAWSON PIERRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 25 2027
COUNTY OF MEIGS

_____
Notary Public

Dawson Pierre
Printed Notary Name

My commission expires: April 25 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 7, 24 (date of document).

Jennifer L. Pennell

June 10, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

