Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson
Batch # 1224664
01/08/2025 12:47:43 PM
Fees: $13.00 Taxes: $2,127.50
20250108-0001680

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
Tennessee Settlement Services, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

File No.: TNS-25-00002-TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey E. Powell and Anna T. Powell, husband and wife	Jeffrey E. Powell and Anna T. Powell, husband and wife	
(NAME) 108 Forest Place Circle	(NAME) 108 Forest Place Circle	131050C10800CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONSTANCE A. SMITH, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY E. POWELL AND ANNA T. POWELL, 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:

A part of the Hillsborough Condominium tract as shown on a Plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being: Unit No. 108 on the Section Plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diana B. Scales by Warranty deed from Mid Ohio Securities Corp. Custodian FBO Donnie L. Dickson, IRA of record in Instrument No. 20050412-0040627 Register's Office for Davidson County, Tennessee, dated March 24, 2005 and recorded on April 12, 2005

This is improved ☒ property, known as 108 Forest Place Circle, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness this 6th day of January, 2025

Constance A. Smith

Constance A. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Danielle Chandler, a Notary Public for thE aforesaid county and state, do hereby certify that Constance A. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of January, 2025.

Notary Public

My Commission Expires: 3/24/26

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2026