Karen Johnson Davidson County
Batch# 1232898 DEEDWARR
02/03/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250203-0007877

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-23-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Edward Powell and Deborah Anne Powell	Fifth Third Bank	Map: 098060B00600CO
(NAME) 1011 Larkwood Dr.	(NAME) PO Box 630170	
(ADDRESS) Hermitage, TN 37076-5612	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($480,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEAL D. HARRELL AND WIFE, JO ANNE HARRELL,

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

MARK EDWARD POWELL AND DEBORAH ANNE POWELL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B of Lot 48-D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennesssee, to which plat reference is hereby made for a more complete descrription.

Being the same property conveyed to Neal D. Harrell and wife, Jo Anne Harrell, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20070214-0018748, dated February 8, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20051104-0133897, said Register's Office; (3) Utility Easement to TVA of record in Book 1291, Page 99 and Instrument No. 20160212-0013733, Register's Office for Davidson County, Tenneessee; (4) Maintenance Agreement of record in Instrument No. 200510240128043, Register's Office for said County; (5) Storm Water Agreement to Metro of record in Instrument No. 20050222-0019150, Register's Office for said County; (6) Easement to Metro of record in Instrument No. 200601200008000, Register's Office for said County; (7) Charter for Homeowner's Association of record in Instrument No. 200602230021110, said Register's Office; (8) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20091110-0103837, Instrument No. 20160203-0010469, and Instrument No. 20160212-0013727, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 200510240128043; Instrument No. 200610040122802, Instrument No. 200511220141076, Instrument No. 20190122-0006133, and Instrument No. 20221227-0132542, said Register's Office.

The signature of Jo Anne Harrell is signed by her duly appointed Attorney-in-Fact, Neal Harrell, pursuant to the Power of Attorney of record in Instrument No. 20250115-0003353, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1011 Larkwood Dr., Hermitage, TN 37076-5612
(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.

Witness our hands this 31st day of January, 2025.

Neal D. Harrell

Jo Anne Harrell by Neal Harrell her Attorney in Fact
Jo Anne Harrell
By: Neal Harrell, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal D. Harrell 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.

Witness my hand and official seal this, 31st day of January, 2025.

My Commission Expires: 2-2-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Neal Harrell, 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 on behalf of Jo Anne Harrell, as her Attorney-in-Fact, as the free act and deed of the within named Jo Anne Harrell.

Witness my hand and official seal this 31st day of January, 2025.

My Commission Expires: 2-2-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 January 31, 2025.

(AFFIANT) – Karen Suggs

01/31/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of January, 2025.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON