WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240653 DEEDWARR
02/25/2025 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20250225-0014042

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00.

Affiant

Subscribed and sworn to me on 02/24/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey B. Power, Trustee and Michelle L. Power, Trustee 4304 Skyridge Drive Nashville, TN 37207	NEW OWNER	050 07 0A 042.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Luke Turner, a single man and Dalona Jones, a single woman, as joint tenants with rights of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey B. Power and Michelle L. Power, Trustees of the 2009 Power Family Trust, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 42, on the plan of FINAL PLAT SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056G) SUBDIVISION PHASE 2, as shown on plat of record in Instrument 20211209-0163364, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Luke Turner, a single man and Dalona Jones, a single woman, as joint tenants with rights of survivorship, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20220802-0087821, in the Register's Office of Davidson County, Tennessee, dated July 26, 2022 and recorded on August 2, 2022.
>
> This is improved property known as 4304 Skyridge Drive, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 02/ 24 /25.

Luke Turner

Luke Turner

STATE OF Nevada
COUNTY OF CLARK

On 02/ 24th /25, before me personally appeared Luke Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 02/ 24th /25.

MAHAALYEL HUGHES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-3464-01
Expires August 25, 2027

Mahaalyel Hughes MAHAALYEL HUGHES
NOTARY PUBLIC

My Commission Expires: 08/25/2027

Notarized remotely using audio-video communication technology via Proof.

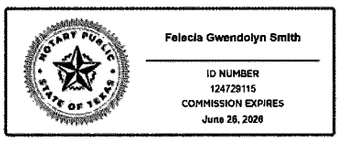
Dalona Jones

Dalona Jones

STATE OF Texas
COUNTY OF Collin

On 02/23rd /25, before me personally appeared Dalona Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 02/23rd /25.



Felecia Gwendolyn Smith
NOTARY PUBLIC

My Commission Expires: 06/26/2026

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 21, 2025.**

Signature 02/21/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202502250014042