WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1291549 DEEDWARR
06/30/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250630-0051124

File #25-TL-1838-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 6-27-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denise De La Torre, Juan De La Torre, and Irma De La Torre	~~New Owner~~ Marment Mtg. LLC	
(NAME)	(NAME)	
1838 Reynolds Road	8024 Calvin Hall Rd.	**135 00 0 152.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRAD G. ARNOLD, TRUSTEE OF THE ELLEN M. POWERS REVOCABLE LIVING TRUST,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DENISE DE LA TORRE, ASINGLE WOMAN AND JUAN DE LA TORRE AND IRMA DE LA TORRE, HUSBAND AND WIFE, AS JOINTS TENANTS WITH RIGHT OF SURVIVORSHIP

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 4, on the plan of R.M. MERIWETHER SUBDIVISION, as of record in Book 1424, Page 38, Register's Office for said County.

Said Lot No. 4 fronts 90 feet on the Easterly side of Reynolds Road and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Cecil Warner Powers and wife, Ellen Marie Powers, by Warranty Deed from Robt. M. Meriwether and wife, Lillie G. Meriwether of record in Book 1816, Page 67, in the Register's Office of Davidson County, Tennessee, dated April 20, 1950 and recorded on May 1, 1950. The said Cecil Warner Powers died on June 1, 1994, leaving Ellen Marie Powers as surviving tenant by the entirety.

Being the same property conveyed to Ellen M. Powers, Trustee, and her successors in trust, of the Ellen M. Powers Revocable Living Trust, by Quitclaim Deed from Ellen M. Powers, of record in Book 11036, Page 745, in the Register's Office of Davidson County, Tennessee, dated July 15, 1998 and recorded on July 27, 1998. The said Ellen M. Powers died on February 25, 2025, said Trust appoints Brad G. Arnold as her Successor Trustee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of R.M. MERIWETHER SUBDIVISION, as recorded in Book 1424, Page 38.
* Easement recorded in Book 437, Page 47.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1838 Reynolds Road, Nashville, TN 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26 day of June, 2025.

The Ellen M. Powers Revocable Living Trust

By: Brad G Arnold, TR
Brad G. Arnold, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of June, 2025, before me personally appeared Brad G. Arnold, Trustee of the Ellen M. Powers Revocable Living Trust, 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 26 day of June, 2025.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Brad G. Arnold with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Ellen M. Powers Revocable Living Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 26 day of June, 2025.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, Yvette Meldrum, 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 27, 2025.

Signature
June 27, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 27, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY