Karen Johnson Davidson County
Batch# 1292557 DEEDWARR
07/02/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250702-0052071

WARRANTY DEED

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 1st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Y-C-25-2000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney A. Lewis, Trustee of the Revocable Trust of Rodney A. Lewis, dated August 31, 2018	**Same as New Owner**	
(NAME)	(NAME)	**085-04-0-031.00**
117 Edgeview Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **WILLIAM TRABER POWERS, UNMARRIED AND JANET POWERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODNEY A. LEWIS, TRUSTEE OF THE REVOCABLE TRUST OF RODNEY A. LEWIS, DATED AUGUST 31, 2018,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stones River Estates Section 1, as of record in Plat Book 2900, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clyde A. Powers by Warranty Deed from William H. Freeman, married of record in Instrument No. 20060802-0094170 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 02, 2006.

Being the same property conveyed to William Traber Powers by Quitclaim Deed from Clyde Anthony Powers, Jr., of record in Instrument No. 20230613-0044970 Register's Office for Davidson County, Tennessee, dated June 12, 2023 and recorded on June 13, 2023.

Being the same property conveyed to William Traber Powers, unmarried and Janet Powers, unmarried, as joint tenants with right of survivorship by Warranty Deed from William Traber Powers, unmarried of record in Instrument No. 20240522-0038020 Register's Office for Davidson County, Tennessee, dated May 11, 2024 and recorded on May 22, 2024.

****Quitclaim Deed filed of record in Instrument No. 20230613-0044970 failed to state the fact that the subject property was never a primary marital residence for Clyde Anthony Powers, Jr.****

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2000 Hickory Hill Lane, Hermitage, Tennessee 37076**.

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 1st DAY OF JULY, 2025.

William Traber Powers

Janet Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TRABER POWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET POWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 07/01/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 07/01/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025.

Notary's Signature

My Commission Expires:

