Karen Johnson Davidson County
Batch# 1306766 DEEDWARR
08/07/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250807-0062906

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of August, 2025.

NOTARY PUBLIC

My commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan S. Powell	United Wholesale Mortgage, LLC	086-08-0-035.00
(NAME)	(NAME)	
716 Woodbrier Court	700 South Blvd. East	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Andrew W. McDermott and Alicia M. McDermott, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan S. Powell, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of JACKSON'S RETREAT, PHASE V-A, as of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to ALICIA M. RENO, UNMARRIED, by deed from PHILLIP M. LANKFORD AND WIFE, CORIE LANKFORD, of record as Instrument No. 20120327-0025981, dated March 23, 2012, said Register's Office.

ALICIA M. MCDERMOTT, FORMERLY KNOWN AS ALICIA M. RENO, WHO ACQUIRED TITLE AS UNMARRIED, conveyed said property to ANDREW W. MCDERMOTT AND ALICIA M. MCDERMOTT, HUSBBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20211004-0132723, dated June 11, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 716 Woodbrier Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of August, 2025.

Andrew W. McDermott

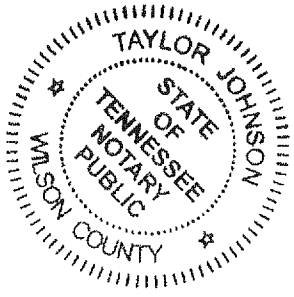
Alicia M. McDermott

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 7th day of August, 2025.

Notary Public
My Commission Expires: 5/14/2029



Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/7/2025 (date of document).

Affiant Signature

8/7/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7 day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL