Karen Johnson Davidson County
Batch# 1309555 DEEDWARR
08/13/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250813-0064452

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

06-NSH25-09818

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chase Hanahan and Taylor Hanahan 1616 Timber Run Nashville, TN 37214	NEW OWNER	108 16 0A 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicholas Powers and Taylor Powers, husband and wife,** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chase Hanahan and Taylor Hanahan, husband and wife,** hereinafter called the Grantees, their successors and assigns, a 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. 05 on the Plan of TIMBER RIDGE of record as Instrument Number 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Nicholas Powers and Taylor Powers, Husband and Wife, by Warranty Deed from Teresa Jean Walker, unmarried woman, of record in Instrument No. 20170203-0011697, in the Register's Office of Davidson County, Tennessee, dated January 26, 2017 and recorded on February 03, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1616 Timber Run, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7 day of August, 2025

Nicholas Powers

Taylor Powers

Taylor Powers

STATE OF FLORIDA

COUNTY OF Orange

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicholas Powers and Taylor Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Orange County Florida, this 7 day of August, 2025.

Notary Public Ilena Dunlop

My Commission Expires: 1-6-2026

By Physical Presence

ILENA DUNLOP
Notary Public-State of Florida
Commission # HH 175094
My Commission Expires
January 06, 2026

Certificate of Authenticity

I Adde Dilworth, 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 **August 7, 2025**.

Date

Affiant Signature **08/07/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **7th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)