THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052657** Karen Johnson Davidson County Batch # 1350019 DEEDWARR 11/24/2025 10 31.37 AM 2 pgs Fees $13 00 Taxes $1,946 20 20251124-0093543	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $526,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2025 Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Daniel J. Powers and Katherine M. Powers 207 Garrett Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 147 06 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Mackenzie and wife, Adrien Grey Mackenzie,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Daniel J. Powers and Katherine M. Powers, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 402 on the Plan of SECTION FOUR, CALDWELL HALL, as of record in Plat Book 3106, Page 1, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David A. MacKenzie and wife, Adrien Grey MacKenzie, by Warranty Deed from Matthew D. Matthews and Ruby Lovett Matthews, both unmarried, of record in Book 11272, Page 131, in the Register's Office of Davidson County, Tennessee, dated December 23, 1998 and recorded on December 30, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, CALDWELL HALL, as recorded in Plat Book 3106, Page(s) 1.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3179, Page 587.

This is improved property located at 207 Garrett Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2025.

David A Mackenzie

Adrien Grey Mackenzie

STATE OF Louisiana)
~~COUNTY~~ PARISH OF Orleans)

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ Parish and State, aforesaid, David A. Mackenzie and Adrien Grey Mackenzie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 20th day of November, 2025.

Notary Public
My Commission Expires: Don Life

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992