WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of January, 2026 .

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Richard A. Powell and Rebecca I. Powell	**NEW OWNERS**	007-14-0B-011-00
1900 Tinnin Road		
Goodlettsville, TN 37072		

Karen Johnson Davidson County
Batch# 1367916 DEEDWARR
01/09/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260109-0002185

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gregory Todd West and Jeffrey Wesley West, heirs at law of Bobby L. West, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard A. Powell and Rebecca I. Powell, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 11, Building C, Revised Condominium Plan Magnolia Station, as shown on plat of record in Instrument No. 20050708-0079103, as established by Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument Nos. 20041001-0118510, 20050627-073312, 20100427-0031824, 20100618-0047655 and 20121030-0099611, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby L. West and Patricia A. West, husband and wife by deed dated 6/27/19 and filed for record in Instrument No. 20190628-0062836, Register's Office for Davidson County, Tennessee. Patricia A. West having since died on 12/31/24, leaving Bobby L. West as the surviving tenant. Bobby L. West died intestate on 5/17/25 leaving the subject property vested in his heirs at law, Gregory Todd West and Jeffrey Wesley West. See also Affidavits of Heirship of record in Instrument No. 20250623-0048798 and Instrument No. 20250623-0048799, Register's Office for Davidson County, Tennessee.

Affidavits of Heirship of record in Instrument Nos. 202601090002183 and 202601090002184, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters on Plan of record in Instrument No. 20050708-0079103, Register's Office for said County.

Conveyance of the common area to Magnolia Station Homeowner's Association, Inc., of record in Instrument No. 20111122-0091517, Register's Office for said County.

Subject to the Charter of Magnolia Station Homeowner's Association, Inc., of record in Instrument No. 20030827-0124443, Register's Office for said County.

Subject to Master Deed of record in Instrument No. 20030827-012444, as amended Instrument No. 20041001-0118510, Instrument No. 20050627-0073312, Instrument No. 20050708-0079103, Instrument No. 20090811-0075446, Instrument No. 20100427-0031824, and Instrument No. 20100618-0047655, Instrument No. 20121030-0099611, and Instrument No. 20220908-0100787, Register's Office for said County.

Subject to Restrictive Covenants of record in Book 11718, page 749, and Instrument No. 20031218-0180407, Register's Office for said County.

Subject to Stormwater Detention Agreement of record in Instrument No. 20030530-0073157, Register's Office for said County.

Subject to Cemetery and Sewer Easement of record in Book 11718, page 753, Register's Office for said County.

Subject to all matters on Plan of record in 20040209-0015342, Register's Office for said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 1900 Tinnin Road, Unit 11, Goodlettsville, TN 37072

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 8th day of January, 2026.

Jeffrey Wesley West

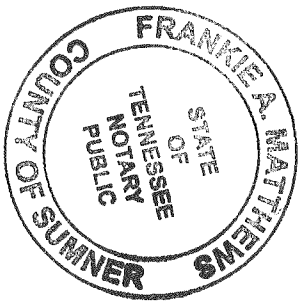
Gregory Todd West

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 8th day of January, 2026, before me personally appeared Jeffrey Wesley West and Gregory Todd West, 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 8th day of January, 2026.

Notary Signature
My commission expires: 1-26-28



CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 1/8/26.

Affiant Signature

Date: 1/8/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 8th day of January, 20 26.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER