WARRANTY DEED

File #26-124

Karen Johnson Davidson County
Batch# 1389330 DEEDWARR
03/06/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $423.65
20260306-0018112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Adly	NEW OWNER	108-12-0-023.00
(NAME) **5600 Glenalden Dr.**	(NAME)	
(ADDRESS) **Smyrna, TN 37167**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **David J. Power, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Adly, a married man as his sole and separate property,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being Lot No. 62A on the Plan of East Lake Subdivision, Zone Lot 62, Section III, as of record in Plat Book 5200, Page 611, Registers Office, Davidson County, Tennessee.

Being the same property conveyed to David J. Power by Special Warranty Deed from Tennessee Housing Development Agency of record in Book 8678, Page 189, Register's Office for Davidson County, Tennessee, dated July 15, 1992 and recorded on July 17, 1992. Deborah L. Power, spouse of David J. Power, joins in the execution of this instrument for the purpose of quitclaiming and conveying to Grantee all right, title and interest she may have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 3227 Lakeford Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 5th day of March, 2026.

David J. Power

Deborah L. Power

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of March, 2026, before me personally appeared David J. Power and Deborah L. Power, 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 5th day of March, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 3-5-26.

Affiant Signature 3-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of March, 2026.

Notary Signature

My Commission Expires: 5-9-26

