Karen Johnson Davidson County
Batch# 1408844 DEEDWARR
04/20/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,639.45
20260420-0032463

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Sinatra-T26-032

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $713,365.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires: 1.22.29

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Julia Sinatra	Same	91-7-4P-2
4807B Tennessee Avenue		
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ashley Powell and Ronald Powell, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Julia Sinatra, a single woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 4807 Tennessee Avenue Homes, A Horizontal Property Regime with Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4807 Tennessee Avenue Homes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20181217-0122121, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for more particular description of said unit.

Being the same property conveyed to Ashley Powell and Ronnie Powell, wife and husband by Warranty Deed from John Fisher and Jodi Fisher, a married couple of record in Instrument No. 20191104-0113397, recorded on 11/04/2019 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **4807B Tennessee Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 20 day of April, 2026:

Ashley Powell

Ronald Powell

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ashley Powell and Ronald Powell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Ingrid Hyde, 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 4.20.26 (date of document).

Ingrid Hyde
Affiant Signature

April 20, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of April, 2026.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1-22-29