BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1418682 DEEDWARR
05/11/2026 10:57:58 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20260511-0042191

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF MAY, 2026.
Notary Public
MY COMMISSION EXPIRES: ~~My Commission Expires 10/4/27~~
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonnie Clare Powell	Truist Bank	114-12-0A-017.00
(NAME) 133 Stonecrest Drive	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jeanette Witter f/k/a Jeanette Foley, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bonnie Clare Powell,** an unmarried woman , hereinafter called the GRANTEE(S), his/her/their 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. 17 on the plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit B of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Jeanette Foley, unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 05/17/2011, of record in Instrument No. 20110519-0038301, Register's Office for Davidson County, Tennessee.

This property was never the marital residence of the Grantor and she is one in the same person, now known as Jeanette Witter.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 133 Stonecrest Drive, Nashville, TN 37209
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of May, 2026.

Jeanette Witter

Jeanette Witter f/k/a Jeanette Foley

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette Witter f/k/a Jeanette Foley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2026.

Notary Public:
My Commission Expires: 8-18-27

PHILLIP R SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129