Karen Johnson Davidson County
Batch# 1423518 DEEDWARR
05/21/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260521-0046401

Name and Address of New Owner:
Seth Jason Powell and Kathleen Suzanne Ely
2207 Springfield Highway
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 007 00 0 00900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dejuan Daniels, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Seth Jason Powell and Kathleen Susanne Ely, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Beginning at a post in the southwesterly margin of U.S. Highway No. 41E, a corner to Mrs. Jennie Coggins, the northeast corner of the land, thence with the southwesterly margin of said highway South 43 1/2 deg. E 160 feet to a point in the center of the Bakers Station Road at its intersection with said highway; thence with the center of Bakers Stations Road at its intersection with said highway; thence with the center of Bakers Stations Road South 75 deg. W 417.7 feet to a point, corner to Leslie Burns; thence with a fence and the line of said Burns, North 3 1/2 deg. E 191.7 feet to a point, corner to Mrs. Jennie Coggins in the line of Burns; thence with the line of Mrs. Jennie Coggins North 87 1/2 deg E 287 feet to the beginning, containing 1.3 acres, more or less, after survey in September 1960 by John R. Alley.

Included in the above but excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 6121, Page 669, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Dejuan Daniels by Warranty Deed dated August 6, 2019 from Engedi Real Estate, GP, a Tennessee General Partnership, recorded August 7, 2019, in Instrument Number 20190807-0078563, in the Official Records of Davidson County, Tennessee.

This property is known as **2207 Springfield Highway, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

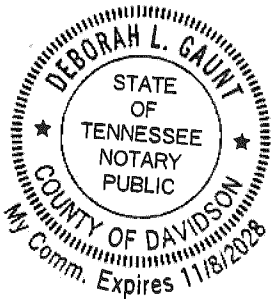
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2026.

_____(SEAL)
Dejuan Daniels

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson
dlg

On this 20th day of May, 2026, before me personally appeared Dejuan Daniels, 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 ~~20th~~ 18th day of May, 2026.
dlg



_____
Notary Signature
My commission expires: 11/08/2028

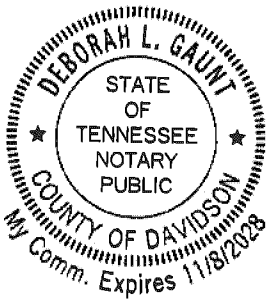
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE Davidson
COUNTY OF ~~MONTGOMERY~~
dlg

Sworn to and subscribed before me this ~~20th~~ 18th day of May, 2026.
dlg



_____
Notary Signature
My commission expires: 11/08/2028

Certificate of Authenticity

I, Christina Higgins, 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 5/18/2026.

Date

Affiant Signature

5/18/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029