Karen Johnson Davidson County
Batch# 1426406 DEEDWARR
05/28/2026 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20260528-0048431

This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-9008-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Parker Boudreau
Affiant

Subscribed and sworn to before me, this the 26th day of May, 2026.

Griffin Dunham
Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Parker Boudreau, Michelle Skelley, and John Ashford 120 Plantation Court Nashville, TN 37221	Compass Mortgage Inc, ISAOA. 27755 Diehl Road Suite 350 Warrenville, IL 60555	142 05 0A 024.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michelle Skelley, Executor of The Estate of Angela Powers** (individually and/or collectively, "Grantor"), transfer and convey unto **Parker Boudreau, an unmarried man, and Michelle Skelley, and John Ashford, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. D-6 together with the Carport designated No. D-6-C, in RIVER PLANTATION, SECTION TWO, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two Condominium Apartments, recorded in Plat Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334 as amended in Book 4691, Page 906; Book 6354, Page 676 Instrument No. 20120828-0077595; and as Scrivener's Affidavit recorded in Instrument No. 20121207-0113069; Instrument No. 20120828-0077603; Instrument No. 20180522-0048990; Instrument No. 20180522-0048991; Instrument No. 20241210-0095977., of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, Page 906, said Register's Office. This is improved property known as Unit No. D-6 500 Plantation Court, Nashville, Tennessee.

Being the same property conveyed to Sherwood L. Powers and wife, Angela S. Powers, by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 4742, Page 13, in the Register's Office of Davidson County, Tennessee, dated August 29, 1973, and recorded on August 29, 1973. The said Sherwood L. Powers died on October 07, 2022, then Angela S. Powers died September 05, 2025 [testate], devising subject property to Paula Lowry, Karen Zerbe and William H. Schools. See Probate Case 25P2097, Davidson County in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This is improved property located at: **120 Plantation Court, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I/we 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 the same is unencumbered, unless otherwise herein set out; and I/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. Whenever 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, Grantor has executed this instrument on this 26th day of May, 2026.

GRANTOR:

The Estate of Angela Powers

By: _____
Michelle Skelley, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Skelley, Executor of the Estate of Angela Powers, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2026.

_____
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

IN WITNESS WHEREOF, Devisee has executed this instrument on this 20 day of May, 2026

DEVISEE:

The Estate of Angela Powers

By: Karen Zerbe, Devisee
Karen Zerbe, Devisee

The Estate of Angela Powers

By: Paula Lowry, Devisee
Paula Lowry, Devisee

STATE OF PA
COUNTY OF Berks

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Zerbe and Paula Lowry, Devisees of the Estate of Angela Powers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of May, 2026.

Commonwealth of Pennsylvania - Notary Seal
KIMBERLY G CRALEY - Notary Public
Berks County
My Commission Expires October 23, 2028
Commission Number 1032250

Kimberly G. Craley
Notary Public
My Commission expires: 10-23-28

202605280048431

I, Kirsten Virden, 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 5-20-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 5.20.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

