WARRANTY DEED

Karen Johnson Davidson County
Batch# 1439002 DEEDWARR
06/29/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260629-0058669

File No. KS-26-2727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr 18, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth C. McBride	Truist Bank	
(NAME) 130 West End Place	(NAME) 1001 Semmes Ave	104-09-0G-027.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond VA 23224	
(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, I/we, **Channing Jordan Powell, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth C. McBride, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 a certain condominium apartment described as Unit 27, West End Place Condominiums (formerly known as Park Circle Condominiums) Condominium Apartments, a Horizontal Property Regime located on West End Place, Davidson County, Tennessee, as shown on the plan of West End Place Condominiums, Condominium Apartments, recorded as Exhibit "B" to the Master Deed recorded in Book 6809, Pages 610-620, Register's Office for Davidson County, Tennessee, and described in the Master Deed recorded in Book 6809, Page 569, as amended in Book 9992, Page 744, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owner and tenants of West End Place Condominiums, Condominiums Apartments are contained in the Master Deed recorded in Book 6809, Page 569, as amended in Book 9992, Page 744, said Register's Office and such matters are incorporated herein by reference.

Being the same property conveyed to Channing Jordan Powell, an unmarried person by Warranty Deed from Corbi Parker and William Parker, wife and husband of record in Instrument No. 20140708-0060081 Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 08, 2014.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property

This is property more commonly known as 130 West End Place, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 25th day of June, 2026.

Channing Jordan Powell

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 25th day of June, 2026, before me personally appeared Channing Jordan Powell, 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 25th day of June, 2026.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2026

Certificate of Authenticity

I, Ryan Rafoth, 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

June 25, 2026
Date

Affiant Signature

6/25/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 25th day of June, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606290058669