Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1460132
08/18/2026 09:16:08 AM
Fees: $13.00 Taxes: $2,590.00
Davidson County
DEEDWARR
2 pgs
20260818-0076656

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this August 17, 2026.

Notary Public

My commission expires: 03/20/28

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katherine Ferguson and Alexander Eddie		
201 Brandywine Drive	New Owner	054-13-0-080.00
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jaclyn Powell and Andrew Powell, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Katherine Ferguson and Alexander Eddie, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42, on the Plan of Brandywine Farms, Section 1, of record in Plat Book 3600 Page 79 and 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Jaclyn Friesen, an unmarried woman and Andrew Powell, an unmarried man, as Tenants in Common with rights of survivorship by Warranty Deed from William L. Berkley and wife, Cynthia S. Berkley of record in Instrument No. 20210723-0099423 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 23, 2021.

The said Jaclyn Friesen having since married Andrew Powell, and now goes by Jaclyn Powell.

The said Andrew Powell signs this Warranty Deed as the Attorney-In-Fact for Jaclyn Powell per a certain Specific Limited Power of Attorney recorded as Instrument No. 20260814-0076179 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 201 Brandywine Dr, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 17 day of August, 2026.

Andrew Powell

Andrew Powell

Jaclyn Powell, by Andrew Powell, her Attorney-In-Fact

Jaclyn Powell, by Andrew Powell, her Attorney-In-Fact

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, Andrew Powell, individually and as attorney-in-fact for Jaclyn Powell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed the names above individually and as attorney-in-fact.

Witness my hand and official seal this 17 day of August, 2026.

Daniel Thompson

Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Lenders Title Company File No. TN-2603675-7524