WARRANTY DEED

Karen Johnson
Batch # 1474824
09/18/2026 10:16:27 AM
Fees: $13.00 Taxes: $962.00
Davidson County
DEEDWARR
2 pgs
20260918-0086974

KIM DEBERRY NOTARY PUBLIC TENNESSEE My Comm Exp June 23, 2027 COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Vickie E. Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Vickie E. Sparks	Vickie E. Sparks	49-262
(NAME)	(NAME)	
3052 Chateau Valley Drive	3052 Chateau Valley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261079

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, **Dennis Michael Powell, Jr.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Vickie E. Sparks AKA Vickie E Sparks, A Married person,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 21st Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING 184 feet north, of the south corner of the original tract being the corner of the Old Bond property and Ewing Road, thence running in a northerly direction with Ewing Road 100 feet to a stake running back in an easterly direction between parallel lines 183 feet to a stake; thence in a northerly direction 80 feet to a stake near a creek, thence in an easterly direction 200 feet to a point in the south line, 457 feet from the old corner in the Ewing Road and the Old Bond Corner, thence running westerly with the old line 118 feet to a stake, being the east corner of the lot conveyed to Fred R. Sanders and Clay I. Sanders, thence with Fred R. Sanders and Clay I. Sander's line 224 feet to the beginning.

BEING a portion of the same property conveyed to Susie Yates, a single person, by Warranty Deed from B.F. Sanders and wife, Maggie Sanders, dated 04/09/1946 and filed of record in Book 1383, page 72, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Brenda Jernigan by Quitclaim Deed from Susie Yates, reserving to herself a life estate, dated 03/11/2002 and filed of record in Inst. No. 20020322-0035430, Register's Office for said County.

AND BEING the same property conveyed to Barbara Johnson by Warranty Deed from Brenda Jernigan and Susie Yates, a single person, who reserved a life estate with power to sell, dated 11/20/2002 and filed of record in Inst. No. 20021127-0146922, Register's Office for Davidson County, Tennessee. See also Deed of record in Inst. 20080729-0077600, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Dennis Michael Powell Jr. by Quitclaim Deed from Barbara Johnson, dated 11/09/2012 and filed of record in Inst. No. 20121121-0107259, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3405 Knight Drive, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of September, 2026

Dennis Michael Powell, Jr.

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dennis Michael Powell, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of September, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON