Karen Johnson Davidson County
Batch# 1482376 DEEDWARR
10/08/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20261008-0092409

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-3850

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

10/1/26
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of October, 2026

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Power 507 A Southern Turf Drive Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	105160M00100CO

WARRANTY DEED

FOR AND IN 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,

Dean Marsh, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Power, a single 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:

Land in Davidson County, Tennessee, being Unit A as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 507 Southern Turf Drive, a Horizontal Property with Private Elements, of record in Instrument No. 20191127-0122912, as amended by First Amendment in Instrument No. 20191211-0127860, Register's Office for Davidson County, Tennessee, and being shown on Plat attached to said First Amendment as "Revised Exhibit A", to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dean Marsh, single man by Warranty Deed from

Midtown Realty, LLC of record in Instrument No. 20201016-0120953 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 507 A Southern Turf Drive, Nashville, TN 37211

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 so 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.

Dated this the 1st day of October, 2026.

Dean Marsh

Dean Marsh

STATE OF ~~TENNESSEE~~ Florida W#
COUNTY OF ~~WILLIAMSON~~ Pasco

On this ~~1st~~ 30th W# September day of ~~October~~, 2026, before me personally appeared Dean Marsh, 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 ~~1st~~ 30th W# September day of ~~October~~, 2026. *Verified ID using DRIVER LICENSE

Wendy Howard

Notary Signature
My commission expires: 12/28/2029

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715963
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

WARRANTY DEED

True Copy Certification

I, **Tammy Carney,** 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 this the 1st day of October, 2026.

Affiant Signature
Date 10-1-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

