Karen Johnson
Batch # 1482953
10/09/2026 03:02:32 PM
Fees: $13.00 Taxes: $2,752.80
Davidson County
DEEDWARR
2 pgs
20261009-0093243

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason L. Powell and Heather C. Powell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Marshall McDonald and Bethany Lynn McDonald, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the Davidson County, Tennessee, being Lot No. 47 on the Plan of McMurray Woods, Section II of record in Plat Book 3300, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason L. Powell and Heather C. Powell, husband and wife by Warranty Deed from Robert E Harris and wife, Dawne M. Harris of record in Instrument No. 20131121-0120040 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on November 21, 2013.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5133 Hilson Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Robert Marshall McDonald **Bethany Lynn McDonald** **5133 Hilson Road** **Nashville, TN 37211**	**Regions Bank d/b/a Regions Mortgage** **2050 Parkway Office Circle** **Hoover, AL 35244**	**161-07-0-010.00**

WITNESS THE EXECUTION HEREOF this 8th day of October, 2026.

Jason L. Powell **Heather C. Powell**

State of Tennessee)
County of Davidson)

On this 8th day of October, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason L. Powell and Heather C. Powell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 744,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of October, 2026.

Notary Public

My Commission Expires: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON