Karen Johnson Davidson County
Batch# 262169 DEEDWARR
07/25/2019 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $617.90
20190725-0073109

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 15008008400

NAME & ADDRESS OF NEW OWNER:
Ethan T. Pearson and Lisa M. Pearson
3544 Country Way Road
Antioch, TN 37013

SEND TAX BILLS TO:
Reliant Bank
101 Creekstone Blvd #200
Franklin, TN 37064

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TERESA L. COSGROVE, MARRIED, AND ANDREW P. GRISHAM, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ETHAN T. PEARSON, AN UNMARRIED PERSON, AND LISA M. PEARSON, AN UNMARRIED PERSON,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 476, on the Plan of Section Five of Towne Village of the Country, as shown by plat appearing of record in Book 6250, pages 783-784, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Teresa L. Cosgrove, a married person, and Andrew P. Grisham, a married person, by Warranty Deed from Aaron B. White and wife, Julia White, dated February 27, 2007, appearing of record in Instrument No. 20070312-0029818, of the Register's Office of Davidson County, Tennessee. This property is not now, nor has it ever been, a primary marital residence for either of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3544 Country Way Rd, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15 day of July, 2019.

Teresa L. Cosgrove

Andrew P. Grisham

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Teresa L. Cosgrove and Andrew P. Grisham, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15 day of July, 2019.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMM. EXP. 05-15-2021

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167, 000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 15th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 2/20/2023

---------- [Space Below This Line For Recording Data] ----------

True Copy Certification

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

