WARRANTY DEED

Karen Johnson Davidson County
Batch# 273689 DEEDWARR
08/20/2019 09:05:27 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20190820-0083227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Boyd Cowherd	NEW OWNER	
(NAME)	(NAME)	
5905 Stone Brook Dr.		146 12 0 077.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **BONNIE LOU CHARETTE, UNMARRIED AND CYNTHIA CHARETTE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN BOYD COWHERD, UNMARRIED,** 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:

SEE EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5005 Manuel Drive, Nashville, TN 37211
(House Number) (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 we do 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.

Witness my hand this 19 day of August, 2019.

BONNIE LOU CHARETTE

Cynthia Charette
by J. Gregory Hardeman, Atty in Fact

CYNTHIA CHARETTE, BY: J. GREGORY HARDEMAN, 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 Bonnie Lou Charette, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of August, 2019, before me personally appeared J. Gregory Hardeman to me known to be the person who executed the foregoing instrument on behalf of Cynthia Charette and acknowledged that he executed the same as the free act and deed of Cynthia Charette.

Witness my hand and official seal this 19th day of August, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Crievewood as of record in Book 2331, page 99, said Register's Office, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Mary Jo Henry and Measie Charette, Warranty Deed from N. Eddie Montgomery, Trustee, of record in Book 7516, Page 570, in the Register's Office of the Davidson County, Tennessee, dated April 12, 1988 and recorded on April 14, 1988.

Being the same property conveyed to Measie Charette , by Quitclaim Deed from Mary Jo Henry and Measie Charette, of record in Book 10590, Page 792, in the Register's Office of the Davidson County, Tennessee, dated August 22, 1997 and recorded on September 2, 1997, and being rerecorded in Book 10614, Page 742

Being the same property conveyed to Bonnie Lou Charette(daughter), her successors, and assigns, undivided one-half interest, by Quitclaim Deed from Measie Charette, of record in Instrument No. 20030826-0123674, in the Register's Office of the Davidson County, Tennessee, dated August 26, 2003 and recorded on August 26, 2003. Measie Charette aka Measie Henry Charette died on January 18, 2006, Bonnie Charette is the devisee under the Will of Measie Henry Charette probated on under Docket No. 06P282, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Bonnie Lou Charette, by Quitclaim Deed from Bonnie Lou Charette, Executor of The Estate of Measie H. Charette aka Measie Charette aka Artimeasie Charette of Davidson County, all of her remaining interest, of record in Instrument No. 20080411-0036843, in the Register's Office of the Davidson County, Tennessee, dated April 7, 2008 and recorded on April 11, 2008.

Being the same property conveyed to Bonnie Lou Charette and Cynthia Charette, tenants in common with the right of survivorship, by Quitclaim Deed from Bonnie Lou Charette, of record in Instrument No. 20131223-0129282, in the Register's Office of the Davidson County, Tennessee, dated November 26, 2013 and recorded on December 23, 2013.