THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 345786 DEEDWARR
01/21/2020 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20200121-0007228

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Julie Owens 913 Carlisle Court South Nashville, TN 37214	New Owner	108-04-0A-045.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kenda Praseuth, formerly known as Kenda L. Dowling**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Julie Owens** , hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being all of **Lot No. 95** on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, page 326, 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 Kenda L. Dowling and Devin R. Dowling, wife and husband, by Warranty Deed from Linda Carter Franklin and John Ryan Franklin, wife and husband, of record on April 27, 2016, at Instrument No. 20160427-0041140, Davidson County Register of Deeds. Further being the same property conveyed to Kenda L. Dowling, unmarried, by Quitclaim Deed from Kenda L. Dowling and Devin R. Dowling, of record on March 29, 2018, at Instrument No. 20180329-0029365, Davidson County Register of Deeds. Kenda L. Dowling is now known as Kenda Praseuth.

This property commonly known as 913 Carlisle Court South, Nashville, TN 37214

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

KJP

Witness my hand, this 31st day of December, 2019:

formerly known as

Kenda Praseuth, formerly known as
Kenda L. Dowling

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenda Praseuth**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of December, 2019:

Notary Public

My Commission Expires: 7-4-23

GENERAL NOTARY - State of Nebraska
KARM HALPENNY
My Comm. Exp. July 4, 2023

GENERAL NOTARY - State of Nebraska
KARM HALPENNY
My Comm. Exp. July 4, 2023

STATE OF Nebraska

COUNTY OF Douglas

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $248,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF December, 2019:

Notary Public

My Commission Expires: 7-4-23

GENERAL NOTARY - State of Nebraska
KARM HALPENNY
My Comm. Exp July 4, 2023

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

