Karen Johnson Davidson County
Batch# 364130 DEEDWARR
02/27/2020 08:55:07 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200227-0021695

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JO JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Adams and Mandy Adams, husband and wife	Jason Adams and Mandy Adams	171-02-0A-052.00-CO
	(NAME)	
5905 Stone Brook Dr	606 Countryside Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ann Boyd Cowherd, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Adams and Mandy Adams, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 52, Phase 2, Brentwood Villa, as shown on plat of record in Plat Book 6900, Page 185, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ann B. Cowherd by Warranty deed from Dana B. Goodman formerly Dana B. Pardue and husband, W. Barry Goodman of record in Book 10033, Page 815 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin Fugardi and wife, Ann B. Fugardi by Quitclaim deed from Ann B. Fugardi of record in Instrument No. 20040603-0065606 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Boyd Fugardi by Quitclaim deed from Ann Boyd Fugardi V. Martin Fugardi of record in Instrument No. 20130307-0022978 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Boyd Cowherd, unmarried by Quitclaim deed from Ann Boyd Fugardi, unmarried of record in Instrument No. 20130506-0045447 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5905 Stone Brook Dr, Brentwood, TN 37027
(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/our hand(s) this 26th day of February, 2020.

WARRANTY DEED
(Continued)

Ann Boyd Cowherd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Boyd Cowherd, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072