20-CD-105

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 366460 **DEEDWARR**
03/04/2020 10:05:51 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20200304-0023736

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL DORNAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julie L. Owens	Julie L. Owens	172-090-A-003.00-CO
(NAME) 6212 Banbury Station	(NAME) 6212 Banbury Station	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Five Thousand And No/100 Dollars ($585,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEANNE L. COTTHOFF AND SCOTT STUMBO,WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE L. OWENS, A SINGLE WOMAN** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Third Revision of Section One, Banbury Crossing of record in Plat Book 9700, pages 536 and 537, 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 DeAnne L. Cotthoff and Scott Stumbo, wife and husband, by Warranty Deed, from Arthur Chester Morris and Sheila Morris Mohr, dated March 10, 2017, recorded March 13, 2017, of record in Instrument No. 20170313-0024427, Register's Office for Williamson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6212 Banbury Station, Brentwood, TN 37027
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 2nd day of March, 2020.

DeAnne L. Cotthoff

Scott Stumbo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2020, before me personally appeared DeAnne L. Cotthoff and Scott Stumbo to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 2nd day of March, 2020.

Commission Expires: _____

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023