# WARRANTY DEED

Karen Johnson Davidson County
Batch# 372373 DEEDWARR
03/13/2020 03:15:57 PM 2 pgs
Fees: $13.00 Taxes: $1,083.73

20200313-0028390

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

**INSTRUMENT PREPARED BY**
Compass Land [illegible], 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6826N

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Jarod Mowery and Katharine Simpson | | 136-15-0D-002.00-CO |
| 3415 Old Anderson Rd | | |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**TENNESSEE AVENUE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JAROD MOWERY, A SINGLE MAN, AND KATHARINE SIMPSON, A SINGLE WOMAN, as Tenants in Common with the Right of Survivorship**

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3413 Old Anderson Rd, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180504-0042877 and amended in Instrument No. 20180510-0044954 and being shown on Plat attached thereto as Exhibit "B", 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 Tennessee Avenue Development LLC, a Tennessee Limited Liability Company by Warranty deed from Ralph M. Singleton, married of record in Instrument No. 20170110-0002808 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 10, 2017. (Value of consideration shown in aforementioned deed $80,000.00.) Being also known as 3415 Old Anderson Rd 2 Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

This is property known as 3415 Old Anderson Rd, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR 20 3415

Witness my hand on the 12th day of March, 2020.

Tennessee Avenue Development LLC

BY: _____ Chief Mgr

John E. Coleman, Jr., Chief Manager

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared John E. Coleman, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager(or other officer authorized to execute the instrument) of Tennessee Avenue Development, LLC, the within named bargainor, a Tennessee limited liability company, and that John E. Coleman, Jr. as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of March, 2020.

_____
Notary Public

My Commission Expires: _____

**File #: 20-6826N**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON