This Instrument Prepared From Information Furnished by the Parties by:
ANDRE RABIDEAU, ATTORNEY, 313 ENON SPRINGS RD EAST,
SMYRNA, TENNESSEE 37167

MAP PARCEL : 148-12-0-227.00
SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:
Jerry Dale Howell and wife Stephanie Ann Howell
4627 Fanning Dr.
Antioch, TN, 37013

Karen Johnson Davidson County
Batch# 405956 DEEDWARR
05/27/2020 09:31:59 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200527-0054294

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

Charles Goar and wife Nettie Sue Goar, the undersigned, hereinafter called Grantors, have bargained and sold and does hereby transfer and convey unto **Jerry Dale Howell and wife Stephanie Ann Howell**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 151, on the plan of Hazelwood, Section 15, of record in Plan book 4660 Page 176 in the Register Office for Davidson County Tennessee.

Said Lot No. 151, fronts 63.25 feet on the southerly margin of Fanning Drive ad extends back 173.36 feet on the easterly line and 182.70 feet on the westerly line to a dead line in the rear, measuring 85.03 feet thereon.

BEING the same property conveyed by Irma M. Myers, to Charles Goar and wife Nettie Sue Goar by deed appearing of record at Instrument Number 20181217-0122433, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictive Covenants of record in Book 4562, Page 138, and Book 4951, Page 722; Any and all matters shown of record in Plan Book 4660, Page 176 in said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

IT IS UNDERSTOOD BY ALL PARTIES THAT NO TITLE SEARCH WAS DONE AND NO REPRESENTATIONS ABOUT THE QUALITY OF TITLE ARE MADE BY ANDRE RABIDEAU.

This is improved property further known as 4627 Fanning Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s) herein, his/her/their heirs and assigns, forever.

AND Grantor does covenant with the said Grantees herein that is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2020 property taxes are being prorated between the parties hereto, the Grantee(s) assuming payment thereof.

AND, Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee(s) herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee(s) with delivery of deed.

WITNESS OUR HANDS this 21 day of May 2020.

Charles Goar

Charles Goar

Nettie Sue Goar, by her Attorney in Fact Charles Goar

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Charles Goar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within and foregoing (WARRANTY DEED) instrument in behalf of Charles Goar and Nettie Sue Goar, acknowledged that he executed the same as the free act and deed of the said Charles Goar and Nettie Sue Goar and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Nettie Sue Goar and appearing of record at Instrument Number _____ of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 21 day of May, 2020.

Notary Public

My commission expires: 6-18-2021

ANDRE C RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 21 day of May 2020.

Notary Public

My commission expires: 6-18-2021

ANDRE C RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD