This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20-6333

Karen Johnson Davidson County
Batch# 419337 DEEDWARR
06/18/2020 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200618-0064504

STATE OF TENNESSEE
COUNTY OF Williamson

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2020.

Notary Public
My Commission Expires: 1.23.23

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Emboro, LLC<br>319 Hickerson<br>S-A<br>Murfreesboro, TN<br>37129 | Same as above | 091-13-0-061.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kristine Phillips and Kathryn Rowse, Administrators of Estate of Kevin M. Rowse**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emboro, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 23, CROLYWOOD SUBDIVISION, SECTION II, as shown on plat of record in Book 1130, Page 100, 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 Kevin M. Rowse, married and Kevin B. Rowse, married, joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Joseph Anthony Horton and Hollie K. McDaniel Horton, husband and wife, of record in Book 11028, Page 965, in the Register's Office of Davidson County, Tennessee, dated April 19, 1996 and recorded on April 29, 1996.

Being the same property conveyed to Kevin M. Rowse, by Quitclaim Deed from Kevin B. Rowse, of record in Instrument No. 20041118-0138824, in the Register's Office of Davidson County, Tennessee, dated November 17, 2004 and recorded on November 18, 2004.

Kevin M. Rowse died intestate on September 29, 2018. His estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P-1801. Pursuant to an Order of the court, Kristine Phillips and Kathryn Rowse are authorized to sell the property as Co-Administratrixes of the Estate of Kevin M. Rowse.

This is ☐ improved or ☐ unimproved property located at: **502 Croley Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of June, 2020.

GRANTOR:

Estate of Kevin M. Rowse

By: _____
Kristine Phillips, Administrator

By: _____
Kathryn Rowse, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristine Phillips and Kathryn Rowse, Administrators of Estate of Kevin M. Rowse, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of June, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

# True Copy Certification

I, Shannon Carter, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-23
Notary' Seal (if on paper)

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY