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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728484** Karen Johnson Davidson County Batch# 438341 DEEDWARR 07/15/2020 02:13:30 PM 2 pgs Fees: $13.00 Taxes: $777.00 20200715-0077598	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2020. Notary Public My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patricia A. King 4880 Brick Church Pike Goodlettsville TN 37072	New Owner	Tax Parcel ID No. 024 00 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald L. Cowan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia A. King, an unmarried woman, and Dennis L. King, an unmarried man, as tenants in common with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th Councilmanic District of Davidson County, Tennessee, being a portion of the land on the plan of Division of Deborah Lynn Jones property, and more particularly described according to a survey prepared by Phillip J. Klober RLS Tennessee 2050 d/b/a Klober Engineering Services 203 10th Ave East Springfield Tennessee follows:

Beginning at a point in the Southerly margin of Brick Church Pike the corner between this tract and the Carl G. Bailey property, having a deed reference in Deed Book 5721, Page 379, Register's Office for Davidson County, Tennessee; thence said road South 40 deg 01 min. 16 sec. West 218.84 feet to an iron rod a corner to the Bailey property; thence along the Northerly line of the Bailey property and Southerly line of this tract North 36 deg. 22 min 03 sec. East 206.27 feet to a new iron rod being the Northwest corner of this tract; thence along the Southerly line of the Chesterly Hardy III property having a deed reference in Deed Book 6136 Page 76, Register's Office of Davidson County, Tennessee South 47 deg. 59 min 721.75 feet to an Elm tree stump; thence South 46 degrees 02 min. 56 sec. East 287.09 feet to a post; thence North 30 deg. 38 min. 18 sec East 92.06 feet to Walnut tree fence corner; thence North 80 deg. 14 min 28 sec. East 161.48 feet to an iron rod in the Southwesterly margin of Brick Church Pike; thence along said road South 11 deg. 30 min. 24 sec. East 83.43 feet to a new iron rod; thence South 33 deg. 45 min 50 sec. East 91.79 feet to a point of beginning.

Together with an ingress and egress easements extending to and from Brick Church Pike and extending along the Northerly portion of the Carl G. Bailey property having a deed reference in Deed Book 5821, Page 397, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ronald Cowan, an unmarried man, by Warranty Deed Eric F. Stiles, a married person, of record in Instrument No. 20140904-0081125, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014 and recorded on September 04, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Ingress and Egress, recorded in Book 5821, Page 397.

This is improved property located at 4880 Brick Church Pike Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2020.

Ronald L. Cowan by [signature], Attorney in Fact

Ronald L. Cowan
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ronald L. Cowan and that he is authorized by Ronald L. Cowan to execute this instrument on his behalf.

WITNESS my hand, at office, this 15th day of June, 2020.

[signature]
Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 th is a true and correct copy of the original document executed and authenticated according to law.

[signature]
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[signature]
Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020