Karen Johnson Davidson County
Batch# 440666 DEEDWARR
07/20/2020 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $2,399.52
20200720-0079231

2705

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527119**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $648,519.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Dennis Lee King and John Robert Murphy 4866 Brick Church Pike Goodlettsville TN 37072	Send Tax Bills To: SWBC Mortgage PO Box 11733 Newark, NJ 07101	Tax Information: Tax Parcel ID No. 024 00 0 155.00

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 **Dennis Lee King, an unmarried man and John Robert Murphy, 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:

Parcel 1 (4866 Brick Church Pike):

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Division of the Nellie Phelan Ragan (deceased) property, and more particularly described according to a survey prepared by Donald R. Carver, Surveyor, LIC#271, dated September 25, 1981, as follows:

Beginning at an iron pin in the Westerly line of Brick Church Pike, this point being the Southeast corner of Tract No. 1 and the Southwest corner of this tract; thence leaving said road along the Northeasterly line of Tract No. 1, North 54 deg. 08' West for a distance of 656.00 feet to an iron pin, thence North 61 deg. 00 sec. West for a distance of 445.00 feet to an iron pin, the Northeast corner of Tract No. 1, thence South 36 deg. 30 min. West for a distance of 160.00 feet to an iron pin, the Northwest corner of Tract No. 1; thence North 55 deg. 15 min. West for a distance of 1354.45 to a point, then Northwest corner of this tract; thence North 29d deg. 56 min. East for a distance of 243.15 feet to an iron pin; thence South 59 deg. 11 min. East for 1633.66 feet to an iron pin East of a private cemetery; thence North 34 deg. 45 min. East for a distance of 220.00 feet to a point in the Southerly margin of Brick Church Pike; thence South 41 deg. 00 min. East for a distance of 40.00 feet; thence South 48 deg. 45 min. East for a distance of 280.00 feet to the beginning of a curve with a radius of 200.00 feet; thence along said curve for a distance of 205.36 feet to a point; thence along said road line South 37 deg. 15 min. West for a distance of 200.00 feet to the beginning, containing 11.70 acres, more or less.

Being the same property conveyed to Ronald L. Cowan, by Warranty Deed from Betty Ruth Speirs, unmarried, of record in Instrument No. 20050401-0035459 (re-recorded at Instrument No. 20051005-0120121), in the Register's Office of Davidson County, Tennessee, dated March 25, 2005 and recorded on April 01, 2005 (re-recorded on October 05, 2005).

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.

This is improved property located at 4866 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 this 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 and 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

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