STATE OF Florida }
COUNTY OF Manatee }

KEREN ROCHA
MY COMMISSION #GG256405
EXPIRES: SEP 26 2022
Bonded through 1st State Insurance

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF July, 2020.

NOTARY PUBLIC

My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060051

Address of New Owner	Send Tax Bills To:	Tax Information:
Rodney A. Glover and Rashawnda J. Glover 2621 Houston Lane Whites Creek, TN 37189	Same	040-09-0A-005.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Terri L. Bowes, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rodney A. Glover and Rashawnda J. Glover, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Whites Creek Manor, of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terri L. Cade, unmarried, by Warranty Deed from Jack Nixon, a married man, dated 03/01/2011 and recorded on 03/03/2011 in Instrument No. 20110303-0017218, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Terri L. Bowes, married, by Quitclaim Deed from Terri L. Cade (n/k/a Terri D. Bowes) dated 04/23/2013 and recorded on 05/01/2013 in Instrument No. 20130501-0043502, Register's Office for Davidson County, Tennessee.

**Terri L. Bowes and Terri L. Cade are one and the same person.

This is property generally located:
2621 Houston Lane, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20061130-0148061, said Register's Office.

Karen Johnson Davidson County
Batch# 440775 DEEDWARR
07/20/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200720-0079397

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060207-0015018, and amended as Instrument No. 20060726-0089887, said Register's Office.
4. Storm Water Detention Agreement of record as Instrument No. 20051219-0151571, said Register's Office.
5. Order to Relocate a Cemetery and Graves of record as Instrument No. 20060804-0095656, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Brian Scott Bowes joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Terri L. Bowes**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Terri L. Bowes and Brian Scott Bowes** has/have caused this instrument to be executed, this the 16th day of July, 2020.

Terri L. Bowes

Brian Scott Bowes

STATE OF Florida
COUNTY OF Manatee

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Terri L. Bowes and Brian Scott Bowes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 16 day of July, 2020.

My commission Expires: _____

NOTARY PUBLIC

KEREN ROCHA
MY COMMISSION #GG262405
EXPIRES: SEP 26, 2022
Bonded through 1st State Insurance

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21