Karen Johnson Davidson County
Batch# 450213 DEEDWARR
08/05/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200805-0086530

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1976

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sisera M. Daniel 3938 Pheasant Drive Nashville, TN 37218	Everett Financial Inc., dba Supreme Lending 1455 Lincoln Parkway East 150 Dunwoody, GA 30346	059-13-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ronald G. Dowdy and Barbara P. Owens as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sisera M. Daniel, a married woamn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Treppard Heights, Section No. 7 of record in Plat Book 2900, Page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34, fronts 97.0 feet on the Easterly side of Pheasant Drive and extends back 371.6 feet on the Northerly line and 467.1 feet on the Southerly line to a broken line in the rear, measuring a total of 147.0 feet theron.

Being the same property conveyed to Charlie Lee Dowdy and wife, Esther Louise Dowdy by Warranty deed from Henry F. Hay and wife, Addie B. Hay of record in Book 4384, page 44, Register's Office for Davidson County, Tennessee, dated November 19, 1969 and recorded on December 03, 1969.
Also being the same property title to which vested in Esther Louise Dowdy upon the death of her husband, Charlie Lee Dowdy, by reason of their tenancy by the entirety.

Being the same property conveyed to Ronald G. Dowdy and Barbara P. Owens as joint tenants with right of survivorship by Quitclaim deed from Esther Louise Dowdy of record in Instrument No. 20031231-0184840 Register's Office for Davidson County, Tennessee, dated December 22, 2003 and recorded on December 31, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3938 Pheasant Drive, Nashville, TN 37218

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2020.

Ronald G. Dowdy

Barbara P. Owens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald G. Dowdy and Barbara P. Owens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2020.

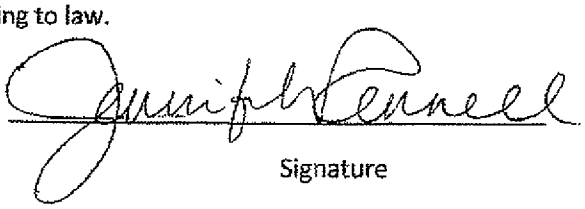
KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5 23 23

True Copy Certification

I, **Jennifer Pennell**, 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.

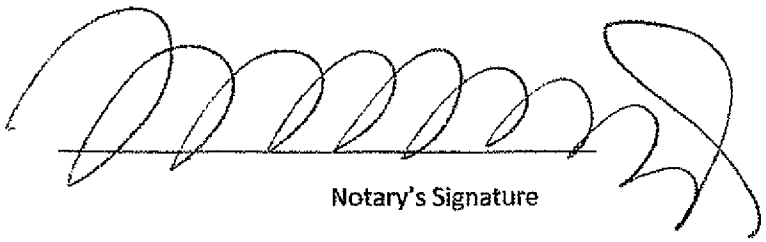


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

