Karen Johnson Davidson County
Batch# 460516 DEEDWARR
08/20/2020 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200820-0093888

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Thrasher	Send to new owner	162160C02700CO
(NAME)	(NAME)	
409 Leisure Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Leslie Lee Rowe and wife, Carolyn Gray Rowe,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Thrasher, unmarried,** hereinafter called the GRANTEE(S), his/her/their 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. 27 on the Plan of Second Revision of Leisure Heights, Phase 1, Section 2, of record in Book 6900, Page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

There is further hereby conveyed a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said rights of ingress and egress as shown on the aforesaid Plat. There is further hereby conveyed as appurtenances to the aforesaid lots designated parking spaces for said lots as set forth on said Plat to which reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Lee Rowe and wife, Carolyn Gray Rowe by Warranty Deed from Kelly Michelle Holdren Pillow, married, f/k/a Kelly Michelle Holdren, dated 01/20/2000 and recorded 01/21/2000, of record in Instrument 200001210007123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 6900, Page 440, (2) Covenants, conditions, easements and restrictions recorded in Book 6146, Page 241, Book 7303, Page 232, and amended Book 6150, Page 585, Book 6259, Page 862, Book 6396, Page 504, (3) Easement including terms and conditions thereof as recorded in Book 4984, Page 569, and (4) Easement including terms and conditions thereof as recorded in Book 6813, Page 450, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 409 Leisure Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the ~~10th~~ 17th 22R CGR day of August, 2020.

Leslie Lee Rowe

Carolyn Gray Rowe

State of Oklahoma
County of Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Rowe and Carolyn G. Rowe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of August, 2020.

Notary Public: Dorothy Matthews
My Commission Expires: 12/04/2023

DOROTHY MATTHEWS
Notary Public in and for
STATE OF OKLAHOMA
Commission #03014144
Expires: 4 Dec 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202008200093888

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown
My Commission Expires: 4-17-2023

