Karen Johnson Davidson County
Batch# 465644 DEEDWARR
08/27/2020 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $880.23
20200827-0097558

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C20-0577

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of August, 2020

Notary Public

Commission Expires: July 5, 2021

CHERYL BUCKINGHAM-MIMMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pedro Martinez Cervantes 102 Noel Cove Circle Hermitage, TN 37076	Mortgage Investors Group 8320 E. Walker Springs Lane, Ste 200 Knoxville, TN 37923	086-10-0B-102.00-C

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,

Estate of Bridget Regina Cowan

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

Pedro Martinez Cervantes and Ishmael L Detweiler, married

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 Unit No. 102 on the Plan of Noel Cove Townhomes of record in Master Deed of record at Instrument No. 20030924-0141428, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bridget F. Cowan, a single person by Warranty deed from Hermitage Developers, Inc., a Tennessee Corporation of record in Instrument No. 20041027-0129238 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 27, 2004. Bridget F. Cowan having since passed February 23, 2020, Affidavit of Heirship recorded on _____, in Instrument No. ___202008270097557_____, in the Register's Office for Davidson County, Tennessee, leaving Joe E. Fletcher, Sr., heir.

Dated this the 25th day of August, 2020.

Estate of Bridget Regina Cowan
By: Latasha Shante Gardner, trustee of Bridget Regina Cowan revocable trust
Latasha Shante Gardner, Trustee of
Bridget Regina Cowan Revocable Trust

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Latasha Shanta Gardner, Trustee of Bridget Regina Cowan Revocable Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is authorized as the Trustee of Bridget Regina Cowan Revocable Trust and she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Arlington (city), Texas (state) this 25th day of August, 2020.

ANDREA ANN GUADIANA
ID NUMBER 125045459
COMMISSION EXPIRES JANUARY 31, 2023

Andrea Ann Guadiana
Notary Public
My Commission Expires: 01/31/2023

Notarized online using audio-video communication

Bridget F. Cowan is one and the same as Bridget Regina Cowan.

Danny Fritzerald Fletcher joins in this conveyance for the sole purpose of conveying any interest he may have in the subject property.

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: 102 Noel Cove Circle, Hermitage, TN 37076

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 25th day of August, 2020.

Estate of Bridget Regina Cowan

By: _____
Joe E. Fletcher, Sr., Heir

By: _____
Danny Fritzerald Fletcher

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe E. Fletcher, Sr., Heir Bridget Regina Cowan and Danny Fritzerald Fletcher** 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 Clarksville, Tennessee this 25th day of August, 2020.

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public
My Commission Expires: 9/11/2023

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY