Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite
Nashville TN 37217

151609

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Karen M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(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
Karen M. Smith	State Dept. FCU	
(NAME) 304 Arron Court	(NAME) 1130 King St.	064010044.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Alexandria, VA 22314	
(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 Jan E. Cowan, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen M. Smith, unmarried,** hereinafter called the GRANTEE(S), her 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. 18 on the plan of Brandywine Place, as shown on plat of record in Plan Book 6250, Pages 327 and 328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter O. Cowan and Jan E. Cowan, husband and wife by Warranty Deed from Sandra T. Hydrick, unmarried, dated 06/02/2014 and recorded 06/05/2014, of record in Instrument 201406050048883, Register's Office for Davidson County, Tennessee.

The said Walter O. Cowan having since died on 8/11/2020 leaving Jan E. Cowan his sole surviving heir.

All matters shown on the plat of record in Plat Book 6250, Page 327, and Plat Book 6250, Page 328, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6488, Page 764, and amended in Book 8905, Page 855, Register's Office for Davidson County, Tennessee.

[Enter Subject To info]

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. Right of WayEasement recorded in Book 2480, Page 629, Register's Office for Davidson County, Tennessee. Charter of Brandywine Place Homeowner's Association, Inc of record in Book 6482, Page 873, Register's Office for Davidson County, Tennessee.

unimproved ☐

Karen Johnson Davidson County
Batch# 513916 DEEDWARR
11/10/2020 12:33:25 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20201110-0132473

File No.: 952109
Warranty Deed TN

This is improved ☒ 304 Arron Court, Old Hickory, TN 37138
(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 9th day of November, 2020.

Jan E Cowan by Tammy D Edwards her atty in fact Date: 11/9/20
Jan E. Cowan by Tammy D. Edwards her atty in fact

State of Tennessee
County of Wilson

On this 9th day of November, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tammy D. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jan E. Cowan, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20201110-0132472, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of November, 2020.

Lissa Groom
Notary Public:
My Commission Expires: 7-16-2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122