Karen Johnson Davidson County
Batch# 519198 DEEDWARR
11/19/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $764.05
20201119-0136416

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of November, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10783

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bailey Briggs and Sonia Briggs (NAME)	Everett Financial Inc., dba Supreme Lending (NAME)	052-13-0B-166.00-C
3054 Penn Meade Way (STREET ADDRESS)	14801 Quorum Drive, Suite 300 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cassandra L. Ross and Derek A. Bouza, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bailey Briggs, unmarried and Sonia Briggs, married, tenants in common with right of survivorship**, 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. 202 on the plan of River Glen, Phase IV, Section 3, as shown by plat of record in Instrument 20010330-0030661, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cassandra L. Ross and Derek A. Bouza, wife and husband by Deed dated September 11, 2015, recorded September 15, 2015, in Instrument Number 20150915-0093562, in the Register's Office of Davidson County, Tennessee.

The said Cassandra L. Ross and Cassandra L. Ross Bouza being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20010330030661, Register's Office for Davidson County, Tennessee.
2. Master Deed and ByLaws of record in Book 7566, Page 571; Instrument 20040915-0111299 and Instrument 200108290093569, Register's Office for said County.
3. Boundary Survey Plat of record in Book 6900, Page 650 and 651, Register's Office for said County
4. Stormwater Detention Agreement of record in Instrument 200108160088874, Register's Office for said County
5. Charter for Homeowners Association of record in Book 8069, Page 158, Register's Office for said County

6. Easement for Water and Sewer of record in Book 7061, Page 196, Register's Office for said County
7. Restrictions as recorded in Book 6762, Page 208, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3054 Penn Meade Way, Nashville, TN 37214.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of November, 2020.

Cassandra L. Ross Bouza

Derek A. Bouza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2020, before me personally appeared Cassandra L. Ross Bouza and Derek A. Bouza, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY