Karen Johnson Davidson County
Batch# 519299 DEEDWARR
11/20/2020 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20201120-0136549

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3055

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

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

Notary Public

Commission Expires: 8-7-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Meghan E Michel and Thomas A. Smith 214 East Spring Street Lebanon, TN 37087	First Community Mortgage, Inc. 262 Robert Rose Drive Ste 200 Murfreesboro, TN 37129	044-14-0-097.00

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,

Brandon Adams, Trustee of The 913 Fowler St Trust

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

Meghan E. Michel and Thomas A. Smith, wife and husband

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. 82 on the Plan of Section 1, Rolling Green Subdivision of record in Plat Book 1424, Pages 75 and 76, 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 Lisa Rose Anderson, a single woman by Warranty deed from Michael W. Brassell, an unmarried man of record in Instrument No. 20110418-0029670 Register's Office for Davidson County, Tennessee, dated April 13, 2011 and recorded on April 18, 2011. (Value of consideration shown in aforementioned deed

$79,000.00.)

Being the same property conveyed to Brandon Adams, Trustee for The 913 Fowler St. Trust by Warranty Deed from Lisa Rose Anderson, a single woman recorded in Instrument No. 20201013-0119010 Register's Office for Davidson County, Tennessee, dated October 9, 2020 and recorded on October 13, 2020 (Value of consideration shown in aforementioned deed $150,000.00.)

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: **913 Fowler Street, Old Hickory, TN 37138.**

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 17th day of November, 2020.

The 913 Fowler St. Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 913 Fowler St Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 17th day of November, 2020.

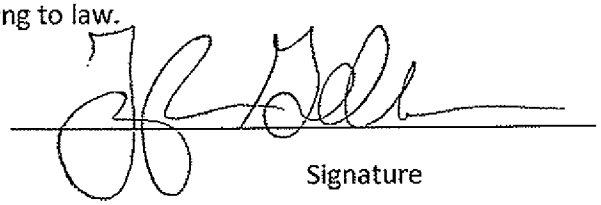
Erin Dias
Notary Public
My Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

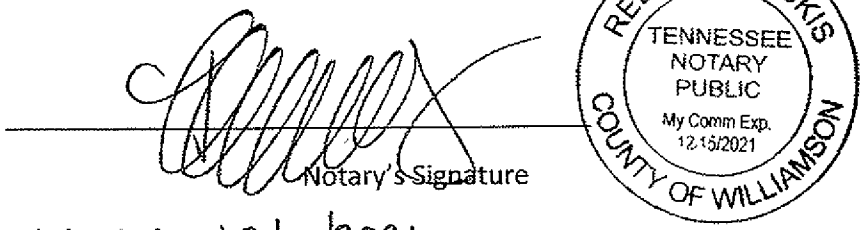


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021