WARRANTY DEED

Karen Johnson Davidson County
Batch# 549445 DEEDWARR
01/07/2021 12:19:49 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20210107-0003405

DM-FMB-20-3412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11/8/2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia D. Owsley	**New Owner**	
(NAME) **1813 Allison Pl**	(NAME)	**150-07-0-430.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **FRED LEONARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA D. OWSLEY, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35-B on the Plan of Zone Lot Division Lot No. 31 & 35, Lakeshore Woods, Section 3 of record in Plat Book 6250, Page 77, Amending Plat Book 5200, Page 621, 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 Fred Leonard, married by Warranty deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20100804-0061305 Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 04, 2010.

Being also known as 3412 Doriswood Ct Antioch, Tennessee 37013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 6250, Page 77 and Book 5200, Page 621, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 6063, Page 351 and Book, 6112, Page 546, Book 6230, Page 385, Book 6112, Page 545, Book 6176, Page 362, Book 6176, Page 366, Book 6176, Page 370 and Book 6234, Page 140, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3412 Doriswood Ct, Antioch, Tennessee 37013**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2020.

Fred Leonard

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~DAVIDSON~~ Crittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED LEONARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2020.

Notary Public
My Commission Expires: 09-03-2030
(SEAL)

ROBIN HAYES
NOTARY PUBLIC-STATE OF ARKANSAS
CRITTENDEN COUNTY
My Commission Expires 09-03-2030
Commission # 12711693

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212