Karen Johnson Davidson County
Batch# 581008 DEEDWARR
03/01/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20210301-0025868

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-224

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of February, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth R. Engel and Caroline E. Engel 915 Todd Preis Drive Nashville, TN 37221	same	142-05-0D-009.00-CO

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,

Ann Elizabeth Stowers, an unmarried woman

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

Kenneth R. Engel and Caroline E. Engel, husband and wife

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. B-401, together with the Carport designated No. B-401-C, on the Horizontal Property Regime for River Plantation, Section Four, as recorded in the Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, and in Instrument No. 20050128-0010626, and as shown in Plat Book 4860, Pages 17, 18 & 19, as amended in Plat Book 4860, Pages 107, 108 & 109, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Ann Elizabeth Stowers, an unmarried woman by Warranty Deed from Lynda Lunsford, an unmarried woman of record in Instrument No. 20070723-0087174 Register's Office for Davidson County, Tennessee, dated July 17, 2007 and recorded on July 23, 2007.

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: 915 Todd Preis Drive, Nashville, TN 37221.

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 used, 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 22nd day of February, 2021.

Ann Elizabeth Stowers By Mark Levingston Stowers Attorney in Fact

Ann Elizabeth Stowers by Mark Levingston Stowers, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Bradley

Personally appeared before me, the undersigned notary public, **Mark Levingston Stowers,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Ann Elizabeth Stowers** and acknowledged that they executed the same as the free act and deed of the said **Ann Elizabeth Stowers,** pursuant to the Durable Power of Attorney recorded in Instrument No. 202103010025867, in the Register's Office for Davison County, Tennessee.

Witness my hand and official seal at Cleveland (city), Tennessee this 22nd day of February, 2021.

CHERYL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY
(Notary Seal)

Cheryl Wilson
Notary Public
My Commission Expires: 11/27/2022

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 26th day of February, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY