Karen Johnson Davidson County
Batch# 603214 DEEDWARR
03/31/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210331-0042035

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2021.

Notary Public

My commission expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer N. Bourne	**New Owner**	**025-11-0-023.00, 025-11-0-025.00, 025-11-0-026.00**
419 Highland Heights Drive	at property address	
Goodlettsville, TN 37072		

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, WE,

Leonidas M. Downs and wife, Runez C. Downs, formerly known as Runez C. Owen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer N. Bourne, a married woman

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 Nos 22, 23, 24 and 25 on the Plan of Highland Heights Acres of record in Plat Book 3700, Page 97 and Amendment in Book 4633, Page 444, 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 Leonidas M. Downs and Runez C. Owen, by Warranty Deed, from Gene Lanius and wife, Sheila L. Lanius, dated October 30, 2003, of record in Instrument No. 20031105-0162498, Register's Office for Davidson County, Tennessee.

Having a physical address believed to be 419 Highland Heights Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4071, Page 226, Register's Office for Davidson County, Tennessee.
Sewer Easement to city of Goodlettsville of record in Book 5818, Page 723 (lot 22), in the Register's Office for Davidson County, Tennessee.
Sewer Easement to city of Goodlettsville of record in Book 5818, Page 720 (lot 23), in the Register's Office for Davidson County, Tennessee.
Sewer Easement to city of Goodlettsville of record in Book 5818, Page 714 (lot 24), in the Register's Office for Davidson County, Tennessee.
Sewer Easement to city of Goodlettsville of record in Book 5818, Page 717 (lot 25), in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement to USA of record in Book 3248, Page 173, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 419 Highland Heights Drive, Goodlettsville, TN 37072.

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 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.

Witness my/our hand(s) this 29th day of March, 2021.

X Leonidas M. Downs by Cynthia Marie Owen attorney in fact

Leonidas M. Downs by Cynthia Marie Owen, his Attorney-In-Fact

X Runez C. Downs by Cynthia Marie Owen attorney in fact

Runez C. Downs by Cynthia Marie Owen, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cynthia Marie Owen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Loenidas McRae Downs and wife, Runez O. Downs, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Loenidas McRae Downs and wife, Runez O. Downs, and is authorized by Loenidas McRae and wife, Runez O. Downs to execute this instrument on their behalf. Cynthia Marie Owen signing pursuant to Powers of Attorney of record at ___202103310042033___ and ___202103310042034___ in the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 26th day of March, 2021.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-26
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022