This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
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Karen Johnson Davidson County
Batch# 655592 **DEEDWARR**
06/11/2021 03:28:24 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210611-0079321

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2020.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
JOSEPH F. COWELL 102 ESSEX COURT GOODLETTSVILLE, TN 37072	NEW OWNER	02504012500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa Ann Witt Killeen, William Samuel Miller, Jr., Sherie Susan White, and April Lee White, comprising all of the heirs at law of W. S. Miller aka William Samuel Miller, deceased,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Joseph F. Cowell and Deborah Ellen Cowell, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 12 ON THE PLAN OF PHASE II FRANKLIN HEIGHTS - SECTION 2 AND THE RESUBDIVISION OF LOT 33 FRANKLIN HEIGHTS - PHASE I – SECTION 2 OF RECORD IN PLAT BOOK 8250 AT PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO W. S. MILLER AND WIFE, MARY ANN MILLER BY DEED FROM GEORGIA NORMAN, UNMARRIED, DATED JUNE 16, 1997, RECORDED JUNE 20, 1997, OF RECORD IN BOOK 10499, PAGE 444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARY ANN MILLER HAVING SINCE DIED ON JANUARY 24, 2020. W. S. MILLER, BEING ONE AND THE SAME AS WILLIAM SAMULE MILLER, HAVING SINCE DIED ON NOVEMBER 27, 2020 LEAVING TERESA ANN WITT KILLEEN, WILLIAM SAMUEL MILLER, JR., SHERIE SUSAN WHITE, AND APRIL LEE WHITE AS HIS SOLE HEIRS AT LAW.

See Affidavit of Heirship of record in Instrument No. 20210224-0023060, Davidson County Register of Deeds and Affidavit as to Heirs of record in Instrument No. 20210611-0079320, Davidson County Register of Deeds.

This property is improved property known as 102 Essex Court, Goodlettsville, TN 37072.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of June, 2020.

Teresa Ann Witt Killeen

Williams Samuel Miller, Jr.

Sherie Susan White

April Lee White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Ann Witt Killeen, Williams Samuel Miller, Jr., Sherie Susan White, and April Lee White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 11th ~~day of June~~, 2020.

Notary Public (SEAL)

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON