Karen Johnson Davidson County
Batch# 666677 DEEDWARR
06/28/2021 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20210628-0087173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-051047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca L. Fowler and Gary Fowler	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	
5467 Old Hickory Boulevard	8024 CALVIN HALL ROAD	057-00-0-000.00
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS ($288,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARL PROVOST AND ANGELA PROVOST, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA L. FOWLER AND GARY FOWLER, 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 in the 13th, formerly the 25th, Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, Page 117, Register's Office for said County, and being known as Tract 4 on the Plan of Dr. E.E. Brown's farm, formerly the Governor's Robert's Property, and described according to a survey made by John D. Kerr, County Surveyor, dated May 16, 1949, as follows:

Beginning at a point in the West margin of Old Hickory Boulevard, at the corner of Tracts Nos. 3 and 4: thence with the margin of said Boulevard, Northerly 12.1 poles to a corner of Tract No.5; thence with the line between Tracts Nos. 4 and 5, Northwesterly 56.92 poles to a point; thence Southerly 13 poles to a corner of Tract No.3; thence with the line between Tracts Nos. 3 and 4, Easterly 54.28 poles to the point of beginning, containing 4.2 acres, more or less.

Being the same property conveyed to Carl Provost and Angela Provost by Warranty deed from Clarence E. Odle and wife, Margaret Judy Odle of record in Instrument No. 20110504-0034182, Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 04, 2011.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 5467 Old Hickory Boulevard, Ashland City, TN 37015

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this the 24th day of June, 2021

Carl Provost

Angela Provost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carl Provost and Angela Provost, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2021.

Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022