Karen Johnson Davidson County
Batch# 730104 DEEDWARR
10/05/2021 10:06:26 AM 2 pgs
Fees: $13.00 Taxes: $2,704.70
20211005-0133594

State of Tennessee
County of Davidson

WARRANTY DEED

2021-331

April G. Nichols State of Tennessee Notary Public Williamson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $731,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of September, 2021.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amanda M. Breymeyer and Michael R. Evans 907 Wedgewood Avenue Nashville, TN 37203	NEW OWNER	105.09-0-476.00

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, I/we, **Mary Katherine Mowers**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Amanda M. Breymeyer and Michael R. Evans, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), their heirs 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 all of Lot No. 2, Final Plat, Resubdivision of a portion of Lot No. 30 on the Map of Waverly Land Company's Plan called Waverly Place, according to survey and plat of same appearing of record in Instrument No. 20130212-0014299, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Together with Shared Driveway and Utility Easement Agreement of record in Instrument No. 20140711-0061342, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Katherine Mowers, unmarried woman by Warranty Deed from Jubalee Properties, Ltd., a limited partnership, dated November 13, 2020 and recorded December 14, 2020 in Instrument No. 20201214-0146630, and further conveyed September 4, 2013 in Instrument #20130904-0092917, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 907 Wedgewood Avenue, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of September, 2021.

Mary Katherine Mowers

State of Colorado
County of Denver

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

Witness my hand and official seal, this ~~30th~~ 28 day of September, 2021.

Notary Public
My Commission Expires: July 22, 2025

JESSICA MCGAUGHY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134046262
My Commission Expires July 22, 2025