Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-CD-645

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2021.

Notary Public

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 733435 **DEEDWARR**
10/11/2021 09:26:39 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20211011-0136094

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 21-CD-645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George A. Gad and Shereen R. Sanyut	SWBC Mortgage	Tax Map: 181030A31600CO Parcel ID:
(NAME) 8245 Tapoco Lane	(NAME) 9311 San Pedro Ave Ste. 100	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Nintey Thousand Dollars And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES F. DOWDY AND JOY H. DOWDY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE A. GAD AND SHEREEN R. SANYUT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20070720-0086788, 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 James F. Dowdy and Joy H. Dowdy, husband and wife, by Warranty Deed, from Simon J. Young and Stacey Young, husband and wife, dated November 5, 2014, recorded November 12, 2014, of record in Instrument No. 20141112-0104223, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8245 Tapoco Lane, Brentwood, TN 37027
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 7 day of October, 2021.

James F. Dowdy

James F. Dowdy

Joy H. Dowdy

Joy H. Dowdy

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of October, 2021, before me personally appeared James F. Dowdy and Joy H. Dowdy to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 7 day of October, 2021.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Susan L Jackson

Notary Public