Karen Johnson Davidson County
Batch# 832274 DEEDWARR
03/31/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220331-0037449

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1270

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of March, 2022

Notary Public

Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vanessa DeMauri and Spencer Howard 4425 Westlawn Drive #C207 Nashville, TN 37209	Synovus Bank 800 Shades Creek Pkwy. Birmingham, AL 35209	103 08 0A 053.00

WARRANTY DEED

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, I/WE,

William Cowan, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vanessa DeMauri, an Unmarried Woman, and Spencer Howard, an Unmarried Man, joint tenants with rights of surviorship

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 Unit No. C-207 on the Plan of West Lawn Green, of record in Book 5200, Page(s) 20 through 24, inclusive, said Register's Office, to which reference is hereby made for a more complete description.
BEING the same property conveyed by Warranty Deed from Katy Lea Beres and Jonathon Cole Melcher to William Cowan, unmarried man, recorded April 10, 2018, as Instrument No. 20180410-0033696 in Davidson County, Tennessee Register of Deeds. William Cowan having since married. **Janie Cowan hereby joins in the execution of this deed to convey any and all marital rights she may have.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 4425 Westlawn Drive #C207, Nashville, TN 37209.

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 so 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.

Dated this the 23rd day of March, 2022.

William Cowan by Janie Cowan, his attorney-in-fact
William Cowan by Janie Cowan, his Attorney-In-Fact

Janie Cowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Janie Cowan,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **William Cowan** and acknowledged that they executed the same as the free act and deed of the said **William Cowan,** pursuant to the Specific Power of Attorney recorded in Instrument No. _____202203310037448_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 23rd day of March, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of March, 2022, before me personally appeared Janie Cowan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on March 23, 2022.

Signature March 23, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on March 23 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY