WARRANTY DEED

Karen Johnson Davidson County
Batch# 862291 DEEDWARR
05/25/2022 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,415.25

20220525-0060631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 301, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Steven Meadows	Mark Steven Meadows	
(NAME)	(NAME)	
8120 Sawyer Brown Rd. #107	8120 Sawyer Brown, # 109	142-02-0A-107.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PAULA UNDERWOOD WINTERS, A 50% TENANT IN COMMON INTEREST, AND SYDNEY ROGERS COWAN, TRUSTEE OF THE SYDNEY ROGERS COWAN REVOCABLE TRUST, A 50% TENANT IN COMMON INTEREST** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK STEVEN MEADOWS, MARRIED,** 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:

BEING Units Nos. 106 and 107 of the Arlington At Williamsburg Office Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, Page 735, as amended and supplemented in Book 8166, Page 636, Book 10266, Page 702, Book 10398, Page 879, Instrument No. 20031003-0146673, Instrument No. 20040528-0062845, Instrument No. 20041105-0133832, Instrument No. 20180215-0014837, Instrument No. 20190730-0075128 and Instrument No. 20211222-0169315, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A" of said Master Deed. Reference is hereby made to the plat of The Arlington at Williamsburg Office Park Condominiums set forth as Exhibit "A" of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to E. Douglas Underwood and wife, Evelyn O. Underwood, as tenants by the entirety, by Warranty Deed from George Gianikas, Trustee for Sawyer Brown Office Condominiums, a Tennessee joint venture, dated 3/1/1990 and recorded 3/1/1990 in Book 8055, Page 324, Register's Office for Davidson County, Tennessee.
Pursuant to Affidavit of Inheritance of record in Instrument No. 20200825-0096156, said Register's Office, the said E. Douglas Underwood a/k/a Edward Douglas Underwood having since died on 1/25/1995, which left Evelyn O. Underwood as the surviving tenant by the entirety.

BEING the same property further conveyed to Evelyn O. Underwood by Quitclaim Deed (to consolidate the two parcels into one) from Evelyn O. Underwood, dated 7/29/2013 and recorded 7/29/2013 in Instrument No. 20130729-0078505, Register's Office for Davidson County, Tennessee.
The said Evelyn O. Underwood, also known as Evelyn O. Underwood Miles, having since died testate on 10/16/2021, with her estate being probated in Davidson County under Docket No. 21P-2168. Pursuant to her will, Sydney Rogers Cowan and Paula Underwood Winters were appointed as Co-Executrixes of the Estate.

BEING the same property further conveyed to Sydney Rogers Cowan and Paula Underwood Winters, as tenants in common, by Executor's Quitclaim Deed from Sydney Rogers Cowan and Paula Underwood Winters, as Co-Executrixes of the Estate of Evelyn Underwood Miles, also known as Evelyn O. Underwood, deceased, who died on October 16, 2021, dated 3/4/2022 and recorded 3/23/2022 in Instrument No. 20220323-0033536, Register's Office for Davidson County, Tennessee.

BEING the same property further conveyed to Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, a fifty percent (50%) tenant in common right interest, by Warranty Deed from Sydney Rogers Cowan, dated 3/4/2022 and recorded 3/31/2022 in Instrument No. 20220331-0037160, Register's Office for Davidson County, Tennessee. Sydney Bennett Rogers Cowan, Trustee and Sydney Rogers Cowan is one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8120 Sawyer Brown Rd. #107, Nashville, TN 37221
(House Number) (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 hand this 23rd day of May, 2022

SYDNEY ROGERS COWAN REVOCABLE TRUST U/A/D MAY 17,2021

BY: Sydney Bennett Rogers Cowan

SYDNEY BENNETT ROGERS COWAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sydney Rogers Cowan, Trustee with whom I am personally acquainted who acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is the Trustee of the Sydney Rogers Cowan Revocable Trust U/A/D May 17,2021 and who further acknowledges that she is authorized by the said Trust Agreement to execute the within instrument as Trustee of the said Trust.

Witness my hand and official seal this 23 day of May, 2022.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

PAULA UNDERWOOD WINTERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Underwood Winters, the bargainor, 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 23 day of May, 2022.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

Return to:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027