THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 869493 DEEDWARR
06/10/2022 11:05:33 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20220610-0066328

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Cowan Dougherty	New Owner	MAP 142-13-0B
921 Glenridge Lane		PARCEL 126.00-CO
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, I, **Emily Cowan Cline, as to a ½ interest in the subject property**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Cowan Dougherty**

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 Lot No. 126 on the Plan of Final Plat First Revision, Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691, in the Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Sam C. Cowan, III and Cathy D. Cowan, husband and wife by Warranty Deed from Christy Mullen and husband Phillip Mullen of record in Instrument No. 20160426-0040344, Registers office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 26, 2016. The said Cathy D. Cowan having since died on April 13, 2017 vesting Sam C. Cowan, III as surviving tenant. The said Sam C. Cowan, III having since died on March 15, 2022 The heirs at law of Sam C. Cowan, III are Catherine Cowan Dougherty and Emily Cowan Cline, who became vested in the property upon the death of Sam C. Cowan, III. See Affidavits of Heirship of record in Instrument No. 20220610-0066326 and Instrument No. 20220610-0066327, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THIS IMPROVED property known as **921 Glenridge Lane, Nashville, TN 37211.**

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 the 7 day of June, 2022.

Emily Cowan Cline

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EMILY COWAN CLINE** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of June, 2022.

My Commission expires: 11/30/2023

Patricia Joan Wisdom
Notary Public

Patricia Joan Wisdom
Commonwealth of Virginia
Notary Public
Commission No. 7502659
My Commission Expires 11/30/2023

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2020.

My Commission expires: _____

Notary Public