Karen Johnson Davidson County
Batch# 891039 DEEDWARR
07/19/2022 03:53:46 PM 2 pgs
Fees: $13.00 Taxes: $351.13
20220719-0082897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 09/02/2024

(AFFIX SEAL)

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-FSBO-22-1198

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christian Rowe and Megan Rowe	new owner	
(NAME)	(NAME)	**044 15 0J 002.00**
1112 A McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARY C. EASLEY, AN UNMARRIED WOMAN, AND MARY M. BATSON, A MARRIED WOMAN, AND JOHNATHAN F. SLOAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN ROWE AND MEGAN ROWE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of SevenTwelve Bryan Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SevenTwelve Bryan Street, a Horizontal Property Regime, of record in Instrument No. 20200903-0100417, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mary C. Easley, an unmarried woman and Mary M. Batson, a married woman and Johnathan F. Sloan, a married man, as tenants in common with rights of survivorship, by Warranty Deed from Penny Thornton, an unmarried woman, of record in Instrument No. 20210119-0007983, in the Register's Office of Davidson County, Tennessee, dated December 16, 2020 and recorded on January 19, 2021.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "D" Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 65.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200903-0100417.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2015, Page 274.
- Easement for Right of Way, recorded in Book 626, Page 556 and Book 662, Page 743.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1198 8th Street, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF JULY, 2022.

Mary C. Easley by Johnathan F. Sloan as Attorney-in-Fact

Mary M. Batson by Johnathan F. Sloan as Attorney-in-Fact

Johnathan F. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNATHAN F. SLOAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY C. EASLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY C. EASLEY.

Witness my hand and official seal, this the 11th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNATHAN F. SLOAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY M. BATSON, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY M. BATSON.

Witness my hand and official seal, this the 11th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNATHAN F. SLOAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212