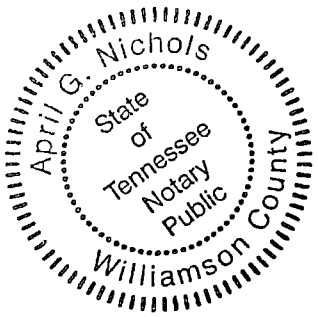
WARRANTY DEED

2022-171



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of November, 2022.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 944344 **DEEDWARR**
11/23/2022 11:21:46 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20221123-0124022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Florence Jordan and Demetria Burns 6226 N New Hope Road Hermitage, TN 37076	NEW OWNER	087.00-0-016.00

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, I/we, **R. L. Fowler, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Florence Jordan, a single woman and Demetria Burns, a single woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 1 of the R.L. Fowler Subdivision or record in Book 7900, page 465, , to which reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to R.L. Fowler, an unmarried man from Ruth J. Pugh, a widow by Deed dated December 28, 1983 and recorded December 28, 1983 in Book 6202, page 515, Registers Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 6226 N New Hope Road, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of November, 2022.

R L Fowler
R. L. Fowler

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named R. L. Fowler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of November, 2022.

Notary Public
My Commission Expires: 6-24-2023

