Karen Johnson Davidson County
Batch# 952879 DEEDWARR
12/19/2022 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $7,955.00
20221219-0130836

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227706

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,150,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16th day of December, 2022.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2022, among:

SAMUEL H. HOWARD, II AND ANICA L. HOWARD, CO-EXECUTORS OF THE ESTATE OF KARAN A. HOWARD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NATHAN DOUDNEY AND LAUREN DOUDNEY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Final Plat of Tyne Valley Estates, Section XV, as of record in Book 5200, page 338, as amended in Book 5780, page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel H. Howard and wife, Karan A. Howard by deed from James C. Cheek, dated April 9, 1982, of record in Book 5871, page 322, Register's Office for Davidson County, Tennessee. The property was further conveyed to Karan A. Howard, a married person by deed from Samuel H. Howard, a married person, dated September 4, 1992, of record in Book 8725, page 384, said Register's Office. And, further conveyed to Samuel H. Howard and Karan A. Howard by deed from Richard Manson, Trustee, dated June 26, 1995, of record in Book 9722, page 58, said Register's Office. And, further conveyed to Karan A. Howard, a married person by deed from Samuel H. Howard, a married person, dated June 30, 1995, of record in Book 9796, page 15, said Register's Office. And, further conveyed to Samuel H. Howard and wife, Karan A. Howard by deed from Denise E. Cole, Trustee, dated March 20, 2009, of record in Instrument No. 20090326-0027328, said Register's Office. And, further conveyed to Karan A. Howard, a married woman by deed from Samuel H. Howard, dated July 9, 2009, of record in Instrument No. 20090717-0067259, said Register's Office. And, further conveyed to Samuel H. Howard and wife, Karan A. Howard by deed from Karan A. Howard, dated April 29, 2013, of record in Instrument No. 20130430-0043125, said Register's Office. The said Samuel H. Howard having since died on July 10, 2020, leaving Karan A. Howard as surviving tenant by the entirety. The said Karan A. Howard, a residence of Davidson County, Tennessee having since died testate on January 2, 2022 and pursuant to the Last Will and Testament of Karan A. Howard, Docket No. 22P-133, Davidson County Probate Court Clerk's Office, the subject property is to be administered as part of the estate and subject to the control of Samuel H. Howard, II and Anica L. Howard, as Co-Executors of the Estate of Karan A. Howard.

This property being known as 5320 Cherry Blossom Trail, Nashville, TN 37215.

Samuel H. Howard, II and Anica L. Howard, Co-Trustees of the Karan A. Howard Family Trust joins in this conveyance to convey any possible interest that they have have pursuant to the Last Will and Testament of Karan A. Howard.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Samuel H. Howard, II, Co-Executor

Samuel H. Howard, II, Co-Trustee

State of Georgia
County of Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Samuel H. Howard, II**, heir of the **The Estate of Karan A. Howard**, the within named 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 9 day of December, 2022.

Dwana Cooper
Notary Public
My Commission Expires: August 25, 2023

DWANA COOPER
Notary Public, Georgia
Clayton County
My Commission Expires
August 25, 2023

State of Georgia
County of Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Samuel H. Howard, II** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Co-Trustee** of the **Karan A. Howard Family Trust.**

Witness my hand and official seal this 9 day of December, 2022.

Dwana Cooper
Notary Public
My Commission Expires: August 25, 2023

DWANA COOPER
Notary Public, Georgia
Clayton County
My Commission Expires
August 25, 2023

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Anica L. Howard, Co-Executor

Anica L. Howard, Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Anica L. Howard**, heir of the **The Estate of Karan A. Howard**, the within named bargainor(s), 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 9 day of December, 2022.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Anica L. Howard** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Co-Trustee** of the **Karan A. Howard Family Trust.**

Witness my hand and official seal this 9 day of December, 2022.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Nathan & Lauren Doudney
Address: 5320 Cherry Blossom Trl
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 145-14-066.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 16, 2022**.

Affiant Signature

12/16/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

