WARRANTY DEED

Karen Johnson Davidson County
Batch# 957071 DEEDWARR
01/03/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.53
20230103-0000187

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,900.00

Ariel B. Lowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
William T. Lowe and Ariel B. Lowe	Address of New Owner	043-06-0-041.00
(NAME)	(NAME)	
600 Fedders Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221336

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/we, **LaToya Michelle Brown, a widowed woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William T. Lowe and Ariel B. Lowe, husband and wife,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 49 on the Plan of Madison Park, Section 2, of record in Plat Book 3106, page 141, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 49 fronts 75 feet on the southerly margin of Fedders Drive and extends back between parallel lines, 135 feet to a dead line.

BEING the same property conveyed to Dewayne A. Wills and wife, Bernice Wills and Broderick Wills by Warranty Deed from William A. Stilz and wife, Linda M. Stilz, dated December 15, 1989 and filed of record in Book 8011, page 249, Register's Office for Davidson County, Tennessee. Broderick Wills conveyed his interest in said property to Dewayne A.Wills and wife, Bernice Wills by Quitclaim Deed dated November 23, 2002, and filed of record in Instrument No. 20021228-0160529, said Register's Office. Bernice Wills and Dewayne Wills conveyed said property to Kenneth Lamar Brown and LaToya Michelle Brown, husband and wife, by Quitclaim Deed dated December 4, 2020, and filed of record in Instrument No.20201208-0142136, said Register's Office. The said Kenneth Lamar Brown having died on 01/05/2022, leaving the said LaToya Michelle Brown, the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3459, page 406 and amended in Book 3460, page 337, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 600 Fedders Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of December, 2022.

LaToya Michelle Brown

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LaToya Michelle Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of December, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12-29-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-29-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 **day of** December **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM