Karen Johnson Davidson County
Batch# 971529 DEEDWARR
02/16/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230216-0011385

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christiana Amy Mensah Mabel Erica Mensah Yvonne Mensah	NEW OWNERS	
(NAME)	(NAME)	
4201 HALLMARK RD	4201 HALLMARK RD	05814010100
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	NASHVILLE, TN 37218	
(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, **Barbara E Cowan, Trustee of the Barbara E Cowan Revocable Trust, created January 14, 2022** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christiana Amy Mensah, Mabel Erica Mensah, Yvonne Mensah** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 78 on the Plan of Gold Key Addition, Section I, as of record in Book 4675, Pages 14 and 15, as follows:

Beginning at a point in the northerly margin of Home Haven Drive, at the common corner of Lots 77 and 78; thence leaving said Drive with the line between said lots in a northerly direction 101.36 feet to a concrete monument in the common rear corner of Lots 76 and 77; thence with the line between Lots 76 and 78 in a northeasterly direction 70.25 feet to a point in the common rear corner of Lots 78 and 79; thence with the line between Lots 78 and 79 in an easterly direction 151.5 feet to a point,k in the westerly margin of Hallmark Road; thence with said road in a southerly direction 95.0 feet to a concrete monument in the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve 38.44 feet to a concrete monument in the northerly margin of Home Haven Drive; thence with said Drive in a westerly direction 134.17 feet to the point of beginning.

Being the same property conveyed to Barbara E. Cowan Revocable Trust dated January 14, 2022, by virtue of that certain Quit Claim Deed dated February 25, 2022, and being of record at Instrument No. 20220309-0026655 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Andrew L. Cowan and wife, Barbara M. Cowan by virtue of Warranty Deed dated August 9, 1974 at Book 4842, Page 716 in the said Register's Office. Andrew L. Cowan having since deceased.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4201 Hallmark Rd. Nashville, TN 37218 (unimproved _)
(House Number) (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 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 16th day of February, 2023.

Barbara E Cowan, Trustee of the Barbara E Cowan Revocable Trust, created January 14, 2022

Barbara E Cowan Trustee

By: Barbara E Cowan, Trustee

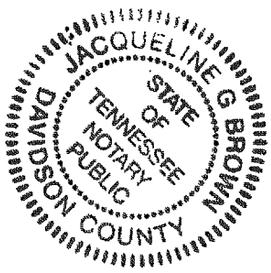
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara E Cowan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Barbara E Cowan Revocable Trust, created January 14, 2022 and is authorized by the Barbara E Cowan Revocable Trust, created January 14, 2022, to execute this instrument on behalf of the Barbara E Cowan Revocable Trust, created January 14, 2022.

WITNESS my hand and official seal at office this 16th day of February, 2023.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 February 15, 2023.

Affiant Signature

2/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of February, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026