Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 988614 **DEEDWARR**
04/05/2023 10 26 40 AM 2 pgs
Fees $13 00 Taxes $3,219 00

20230405-0024744

STATE OF TENNESSEE
COUNTY OF WILLIAM

The actual consideration or value, whichever is greater, for this transfer is $870,000 00

Affiant

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Subscribed and sworn to before me this 4th day of April, 2023.

Notary Public
My commission expires _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew Downing		142-16-0A-028-00
801 Bircham Court		
Nashville, TN 37221	NEW OWNER	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Joyce L. Fowler FKA Joyce L. Deason, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Andrew Downing and Molly Campbell Downing, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the plan of Devon Park, Phase 1, of record in Book 5200 Pages 670, 671, and 672, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No 28 front 81.63 feet on the westerly margin of Bircham Court and extends back 144.05 feet on the northerly line and 163 54 feet on the southerly line to a dead line in the rear, measuring 79 00 feet thereon

Being the same property conveyed to Joyce L Deason, nka Joyce L Fowler, married by deed from Louise W. Stephenson, unmarried of record in Instrument No. 20130205-0011938, Register's Office for Davidson County, Tennessee, and dated February 3, 2013.

This conveyance is made subject to the following.

1 Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2 All matters appearing on the plan of Devon Park of record in Book 5200 Pages 670, 671, and 672 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 6176, Page 7 and amended in Book 6541 Page 542, Book 6967 Page 156 in the official records of the Davidson County Register of Deeds.

4. Charter of Devon Park Homeowners Association of record in Book 7372 Page 862 Register's Office for Davidson County, Tennessee.

This property is improved property known as 801 Bircham Court, Nashville, TN 37221

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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of April, 2023.

Joyce L. Fowler

Christopher Cole, who joins in this conveyance for the sole purpose of waiving any marital interest he has in the property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of April, 2023, before me personally appeared Joyce L. Fowler and Christopher Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2023.

Notary Signature
My ~~commission~~ expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY