PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 994764 DEEDWARR
04/21/2023 10 19 12 AM 2 pgs
Fees $13 00 Taxes $3,977 50
20230421-0029480

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No. 63089
Dav Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura Jennings Terry 5922 E Ashland Drive Nashville, TN 37215	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 14412003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,075,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory A. Sowd and Ashley L. Sowd, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura Jennings Terry,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Otter Creek Hills of record in Book 2900, pages 110 and 111, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Gregory A Sowd and Ashley L Sowd, husband and wife, by Warranty Deed dated March 30, 2017 and recorded on April 3, 2017, from Dale R. Christians, Successor Trustee of the Mary Dale Rader Living Trust, established by the Revocable Trust Agreement of Mary Dale Rader, dated June 5, 2008, of record in Inst. No. 20170403-0032339, Register's Office for Davidson County, Tennessee.

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to· Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, of record in Book 2900, pages 110 and 111, said Register's Office, which Plan shows a 75 foot minimum building setback line from East Ashland Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2 5 by 20 foot utility anchor easement located on the northeasterly front corner of said lot, which utility anchor easement was amended in Book 3130, page 92, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee, of record in Book 7720, page 750, said Register's Office

This is improved property, known as 5922 E. Ashland Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 2023.

Gregory A. Sowd **Ashley L. Sowd**

State of Tennessee

County of Davidson

On this 19th day of April, 2023, before me the undersigned authority, personally appeared Gregory A Sowd and Ashley L Sowd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,075,000 00

Affiant

Sworn and subscribed before me this 20th day of April, 2023.

Notary

My Commission Expires 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON