Karen Johnson Davidson County
Batch# 1013651 DEEDWARR
06/09/2023 12:31:30 PM 5 pgs
Fees: $28.00 Taxes: $462.50
20230609-0044027

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
2122 21st Avenue South,
Nashville, Tennessee 37212
(615) 800-7096

SHANAE MCFERRIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$125,000.00

AFFIANT

Subscribed and sworn to before me, this 9th day of June, 2023

NOTARY PUBLIC
My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael John Barreiro 1119 Nelson Drive Madison, TN 37115	New Owner	033-16-0-267.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO CENTS ($125,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of June, 2023. The undersigned, **Edwin Ernest Rowell, as Trustee of the Harold Eulis Land Testamentary Trust, and Anna McGowan, a married person,** hereinafter called the Grantors, have bargained, sold, and by the presents do transfer and warrant to **Michael John Barreiro, a married person** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in Davidson County, and more particularly described as follows:

Being Lot No. 108-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph E. Land, by deed dated 03/30/1992 and recorded 04/13/1992 from John R. Bradley and wife,

Elizabeth F. Bradley and Thomas S. Gammons and wife, Benita R. Gammons, of record in Book 8599, Page 831, and being further conveyed to Edwin Ernest Rowell as Trustee of the Harold Eulis Land Testamentary Trust and Anna McGowan, by deed dated 05/08/2023, recorded 05/30/2023, from Edwin Ernest Rowell, Executor of the Estate of Ralph Edward Land, of record in Instrument Number 20230530-0040282 of the Public Records of Davidson County, Tennessee.

Said property was never used as a marital residence for either of the Grantors.

This is improved property known as **1119 Nelson Drive, Madison, TN 37115.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 9th day of June, 2023.

acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **TRUSTEE** of the **HAROLD EULIS LAND TESTAMENTARY TRUST**, the within named Grantor, a Trust, and that he has the authority to sign as Trustee the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this _____ day of _____, 2023

_____
Notary Public
My Commission Expires: _____

Anna McGowan

Anna McGowan

STATE OF Missouri)
COUNTY OF Phelps)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **ANNA MCGOWAN** 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 at office, this 8 day of June, 2023

Katie Bray
Notary Public
My Commission Expires: Mar. 9, 2027

KATIE BRAY
Notary Public - Notary Seal
STATE OF MISSOURI
Phelps County
My Commission Expires: Mar. 9, 2027
Commission # 15633382

HAROLD EULIS LAND TESTAMENTARY TRUST

Edwin Ernest Rowell, Trustee of the Harold Eulis Land Testamentary Trust

Edwin Ernest Rowell,
Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **EDWIN ERNEST ROWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **TRUSTEE** of the **HAROLD EULIS LAND TESTAMENTARY TRUST**, the within named Grantor, a Trust, and that he has the authority to sign as Trustee the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this _____ day of _____, 2023

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

_____
Anna McGowan

STATE OF _____)
COUNTY OF _____)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **ANNA MCGOWAN** 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 at office, this _____ day of _____, 2023

_____
Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

202306090044027