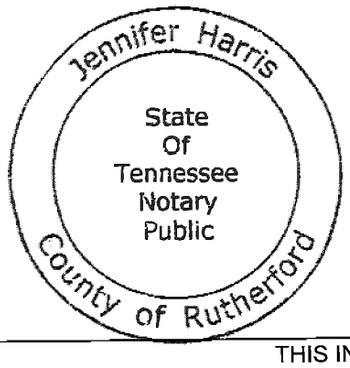
Karen Johnson Davidson County
Batch# 1015954 DEEDWARR
06/16/2023 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230616-0046022

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$465,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Michael Rowell **1018 Riverwood Village Blvd** **Hermitage, Tennessee 37076**	Cadence Bank,N.A. 3600 Colonnade Parkway Birmingham, Alabama 36243	MAP **097** GROUP **02 0A** PARCEL **003.00**

For and in 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, we,

Larry Cox, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Rowell, a single man

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:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Villages of Riverwood, of record as Instrument No. 20080610-0059689, amended as Instrument Nos. 20080723-0075577 and 20090603-0051286 and Certificate of Correction as Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, for John Bennett, Trustee, dated July 22, 2022 and filed of record July 29, 2022 in Instrument No. 20220729-0086512, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1018 Riverwood Village Blvd, Hermitage, Tennessee 37076.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 15th day of June, 2023.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Jennifer Harris, 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 6.15.2023 (date of document).

Affiant Signature

6.15.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY