Karen Johnson Davidson County
Batch# 1019404 DEEDWARR
06/27/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20230627-0048770

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2332

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~23rd~~ 22nd day of June, 2023

Notary Public

Commission Expires: July 5, 2027

JAMES E CAMPBELL JR
My Commission Expires
NOTARY PUBLIC
July 5, 2027
CATAWBA COUNTY, NC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rena Waller 3222 Cloverwood Drive Nashville, TN 37214	New Owner	096-11-0-057.00

WARRANTY DEED

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, I/WE,

Shawn R. Rowland, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rena Waller, an unmarried woman

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 No. 38 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for said County.

Said Lot No. 38 fronts 73 feet on the north side of Cloverwood Drive, and runs back 150.4 feet on the west line and 157.6 feet on the east line, to a dead line in the rear on which it measures 89 feet.

Being the same property conveyed to Shawn R. Rowland, an unmarried man by Warranty Deed from Karen Lee Trotter, married of record in Instrument No. 20091006-0093047 Register's Office for Davidson County, Tennessee, dated October 2, 2009 and recorded on October 6, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3222 Cloverwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 22 day of June, 2023.

Shawn R. Rowland

STATE OF North Carolina
COUNTY OF Wilkes

On this 22 day of June, 2023, before me personally appeared Shawn R. Rowland, 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 22 day of June, 2023.

Notary Signature
My commission expires:
July 5, 2027

JAMES E CAMPBELL JR
My Commission Expires
NOTARY PUBLIC
July 5, 2027
CATAWBA COUNTY, NC

Certificate of Authenticity

I, Joshua A. Terry, 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 6/22/2023.

Affiant Signature – Joshua A. Terry

6/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/27/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON