Karen Johnson Davidson County
Batch# 1032789 DEEDWARR
07/31/2023 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20230731-0059028

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2023.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mildred L. Smith and Kathy S. Cowherd 403 Laurel Hill Drive Old Hickory, TN 37138	NEW OWNERS	064-13-0B-063.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENISE I. JOSCELYN, A SINGLE WOMAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MILDRED L. SMITH, AN UNMARRIED WOMAN, and KATHY S. COWHERD, AN

UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 403, as established by Master Deed for Laurel Hill Courtyard Homes, of record in Book 7466, page 438, as amended in Book 7717, page 82, and further amended in Book 8199, page 779, and as shown on the plan of record in Book 6900, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Denise I. Joscelyn, a single woman, by deed from Mark A. Calvetti, of record at Instrument No. 20200911-0103508, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2023 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, Page 573, said Register's Office.

3. Master Deed of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and Book 8199, Page 779, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6566, Page 208, Register's Office for Davidson County, Tennessee.

5. Rules and Regulations of record in Book 10468, Page 96 and Instrument No. 20130712-0072571, Register's Office for Davidson County, Tennessee.

This is improved property known as: 403 Laurel Hill Drive, Old Hickory, Tennessee 37138.

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 Grantor covenants with the said Grantees that she is 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; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 31st day of July, 2023.

Denise I. Joscelyn

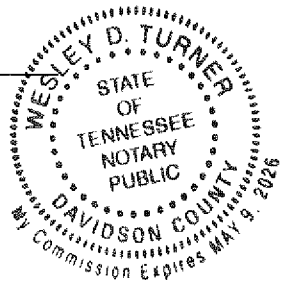
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise I. Joscelyn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Tonya Loftin, 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 **July 31, 2023**.

Date

Tonya Loftin
Affiant Signature

July 31, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)