Karen Johnson Davidson County
Batch# 1081209 DEEDWARR
12/12/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20231212-0095677

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $665,000.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2023.

Michelle Martin
Notary Public
My Commission Expires: 9-21-26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
David P. Dowd and Rebecca B. Dowd 6212A New York Avenue Nashville, TN 37209	New Owner PO Box 1111 Wynne, AR 72396	Tax Parcel ID No. 091-02-1Y-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLAKE SOUTHERLAND AND MEGHAN SOUTHERLAND F/K/A RAMZY, A MARRIED COUPLE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to, **DAVID P. DOWD AND REBECCA B. DOWD, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, The Cottages at 6212 New York Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160808-0082034, and amended in Instrument No. 20160817-0085990, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Blake Southerland, unmarried by Warranty Deed from Jason Bockman, married of record in Instrument No. 20170612-0058323 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 12, 2017.

Being the same property conveyed to Blake Southerland and Meghan Ramzy, both unmarried by Quitclaim Deed from Blake Southerland, unmarried of record in Instrument No. 20170804-0079812 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

This is improved property commonly known as: **6212A New York Avenue Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2023.

BLAKE SOUTHERLAND

MEGHAN SOUTHERLAND

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLAKE SOUTHERLAND AND MEGHAN SOUTHERLAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of December 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-8-23.

Affiant Signature

12-12-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY