Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1087621 DEEDWARR
01/02/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240102-0000227

Name and Address of New Owner:
William H. Rowan and Julianne Rowan
5006 Cambroon Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 155-16-0-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Connie Taylor, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William H. Rowan and Julianne Rowan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 54, on the Plan of Pasquo Park Subdivision, Section 2, of record in Plat Book 3600, Page 77 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Connie Taylor by Warranty Deed from Nancy L. Proctor, unmarried, dated December 2, 2022, of record in Instrument No. 20231127-0091394, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5006 Cambron Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2023.

Connie Taylor (SEAL)
Connie Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2023, before me personally appeared Connic Taylor, 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 28th day of December, 2023.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOV 3, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SR
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2023.

Notary Signature
My commission expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 December 28, 2023. (Date of document)

Affiant Signature

January 2, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of January, 2024.

Notary's Signature

My Commission Expires: 5-5-2025

(*SEAL*)

SUSANNAH L. DANIEL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 5, 2025