Name and Address of New Owner:
Phillip Cantrell and Amanda Cantrell
103 Windosor Way
Franklin, TN 37069
Send Tax Bills To:
New Owners at New Owners Address

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1091339 DEEDWARR
01/12/2024 03:33:30 PM 4 p
gs
Fees: $23.00 Taxes: $1,328.3

Map & Parcel No: 097-02-0A-685-00

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, **Sandra Gouveia and Jose C. Gouveia, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillip Cantrell and Amanda Cantrell, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 685 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra Gouveia and Jose C. Gouveia, wife and husband by Warranty Deed dated October 14, 2022, from Vivian Y. Horton, formerly Vivian Y. Bowles, now married, recorded October 14, 2022, in Instrument Number 20221014-0112944, in the Official Records of Davidson County, Tennessee. Being also conveyed to Vivan Y. Bowles, a single woman, by Warranty Deed dated October 10, 2017, from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, recorded October 12, 2017, in Instrument Number 20171012-0104617, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _

This is improved x property, known as 1824 Riverbirch Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of January, 2024.

(SEAL)
Sandra Gouveia

(SEAL)
Jose C. Gouveia

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of January, 2024, before me personally appeared Sandra Gouveia and Jose C. Gouveia, 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 11th day of January, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

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 $359,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

Sworn to and subscribed before me this 12th day of January, 2024.

Notary Signature
My commission expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/11/24 (date of document).

Emma Howard

Affiant Signature

Date: 1/11/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

