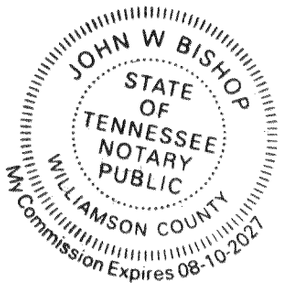
Karen Johnson Davidson County
Batch# 1119999 DEEDWARR
04/05/2024 04:05:30 PM 7 pgs
Fees: $38.00 Taxes: $1,443.00
20240405-0024428

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $390,000.00 Affiant Subscribed and sworn to before me, this the 5th day of April, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Truss and Shannon Truss	Rocket Mortgage, LLC	057-00-0-011.00
5467 Old Hickory Blvd.	1050 Woodward Ave.	
Ashland City, TN 37015	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA L. FOWLER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON TRUSS, AND SHANNON TRUSS, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 117, Register's Office for said County, and being known as Tract 4 on the Plan of Dr. E.E. Brown's farm, formerly the Governor's Robert's Property, and described according to a survey made by John D. Kerr, County Surveyor, dated May 16, 1949, as follows:

Beginning at a point in the West margin of Old Hickory Boulevard, at the corner of Tracts Nos. 3 and 4: thence with the margin of said Boulevard, Northerly 12.1 poles to a corner of Tract No.5; thence with the line between Tracts Nos. 4 and 5, Northwesterly 56.92 poles to a point; thence Southerly 13 poles to a corner of Tract No.3; thence with the line between Tracts Nos. 3 and 4, Easterly 54.28 poles to the point of beginning, containing 4.2 acres, more or less.

Being the same property conveyed to Rebecca L. Fowler and Gary Fowler, wife and husband by Warranty Deed from Carl Provost and Angela Provost, married, dated June 24, 2021 and recorded June 28, 2021 in Instrument No. 20210628-0087173, Register's Office of Davidson County, Tennessee.

Further being the same property divested from Gary Wayne Fowler (a/k/a Gary Fowler) and vested solely in Rebecca Leigh Fowler (a/k/a Rebecca L. Fowler) by Court Order in Case No. 23D1022, in the Circuit Court of Davidson County, Tennessee, a copy of which is attached hereto as Exhibit A.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5467 Old Hickory Boulevard, Ashland City, TN 37015, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of April, 2024.

Rebecca L Fowler

Rebecca L. Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca L. Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of April, 2024.

Notary Public

My Commission Expires: 3.3.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

COPY

EFILED 01/30/24 11:22 AM CASE NO. 23D1022 Joseph P. Day, Clerk

Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

REBECCA LEIGH FOWLER,	)	
	)	
Plaintiff,	)	
	)	
	)	
vs.	)	Docket No. 23D1022
	)	
GARY WAYNE FOWLER,	)	
	)	
Defendant.	)	
	)	
	)	

ORDER

This matter came on for hearing on the 26th day of January, 2024, before the Honorable Phillip Robinson, Judge, on the Plaintiff's/Wife Motion to sell the marital residence. Appearing before the Court was counsel for the Plaintiff. Defendant failed to appear and the court has noted that the Defendant has failed to participate despite being given notice of this Motion.

Therefore, it is **ORDERED** that title of the marital residence located at 5467 Old Hickory Blvd, Ashland City, TN 37015 shall be and hereby is divested out of Husband, Gary Wayne Fowler, and vested solely in the name of Wife, Rebecca Leigh Fowler, so that clear title can be conveyed for the purpose of selling the marital residence. Wife shall have the sole and exclusive authority to hire a real estate agent of her choosing, to enter into a listing agreement, and to sell this marital residence. Wife shall have the authority to sign any and all listing and sale documents related to the sale of this property in her name alone.

COPY

The legal description of the real property referred to herein follows:

> Land in Davidson County, Tennessee, being in the 13th, formerly the 25th, Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, Page 117, Register's Office for said County, and being known as Tract 4 on the Plan of Dr. E.E. Brown's farm, formerly the Governor's Robert's Property, and described according to a survey made by John D. Kerr, County Surveyor, dated May 16, 1949, as follows:
>
> Beginning at a point in the West margin of Old Hickory Boulevard, at the corner of Tracts Nos. 3 and 4: thence with the margin of said Boulevard, Northerly 12.1 poles to a corner of Tract No. 5; thence with the line between Tracts Nos. 4 and 5, Northwesterly 56.92 poles to a point; thence Southerly 13 poles to a corner of Tact No. 3; thence with the line between Tracts Nos 3 and 4, Easterly 54.28 poles to the point of beginning containing 4.2 acres, more or less.
>
> Being the same property conveyed to Rebecca L. Fowler and Gary Fowler, Wife and Husband, by Warranty Deed from Carl Provost and Angela Provost of record in Instrument No. 20210628-0087173, Register's Office of Davidson County, Tennessee, dated June 24, 2021 and recorded on June 28, 2021.

It is further **ORDERED** that Wife is able to change the locks to the marital residence immediately.

Further, it is **ORDERED** that due to Husband's failure to participate in this hearing, Wife shall go to the marital residence and remove the personal property which she intends to keep, and any other personal property left in the residence shall be discarded or donated at Wife's discretion.

COPY

Further, it is **ORDERED** that all proceeds from the sale of this real property are to be considered marital property and shall be deposited with the Davidson County Circuit Court Clerk pending a final hearing in this divorce action.

It is so Ordered.

Entered this 30 day of January, 2024.

HON. PHILLIP ROBINSON, JUDGE

APPROVED FOR ENTRY:

/s/ Donna M. Tees
Donna M. Tees
Attorney for the Plaintiff
2021 Richard Jones Rd, Ste. 120
Nashville, TN 37215
Ph.: 615-383-3332 .
BPR# 040211
Tees.law@nashville.net

COPY

CERTIFICATE OF SERVICE

I hereby certify that on this 26th day of January 2024, a true and correct copy of the foregoing Order has been mailed U.S. postage prepaid to and sent electronically to the following individuals:

Gary Fowler
1017 Nunnery Lane,
Nashville TN 37221
fowler.garyw@proton.me
fowlergw@gmail.com

and

Gary Fowler
5467 Old Hickory Blvd
Ashland City, Tn 37015
fowler.garyw@proton.me
fowlergw@gmail.com

/s/ Donna M. Tees
Donna M. Tees

True Copy Certification

I, **Pam Autry,** 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 this the 5 day of April, 2024.

Affiant Signature

Date 4/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024