Karen Johnson Davidson County
Batch# 1122493 DEEDWARR
04/12/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,927.70
20240412-0026203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Melanie Judd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 06.14.25
(AFFIX SEAL)

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-NSH24-07480

Address of New Owner:	Send Tax Bills to:	Tax Information:
T. Patrick Rowan and Jamie Rowan 209 West Holston Ave Johnson City, TN 37604	T. Patrick Rowan and Jamie Rowan 209 West Holston Ave Johnson City, TN 37604	042 15 0 016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol Dawn Deaner, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **T. Patrick Rowan and Jamie Rowan, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of an unrecorded tract shown on the Plan of Marthonna Subdivision, described as follows: Beginning on the Easterly margin of Graycroft Road at the Northwest corner of the property conveyed to Olga W. Davidson by deed from John A. Melford, Trustee, of record in Book 2453, Page 439, Register's Office for Davidson County, Tennessee; thence with Davidson's and Lawrence's Northerly line, South 88 deg. 17' East 266.7 feet to the Westerly line of Block "C" on the Map of Marhonna; thence with the Westerly line of said Block, North 1 deg. 48' East 101.1 feet; thence North 88 deg. 17' West 268.4 feet to the Easterly margin of Graycroft Road; thence with said Road, South 2 deg. 10' East 40.7 feet, continuing with said Road, South 2 deg. 42 West 60.5 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is property conveyed in Fee Simple by Final Order Third Circuit Court of Davidson County, Tennessee, Number 88C-3448 to Metropolitan Government of Nashville and Davidson County, from Keith Leonard and wife, Shirelle L. Leonard, of record in Book 8463, Page 429, Register's Office for Davidson County, Tennessee as follows:

Being a 5 foot wide strip of land lying adjacent to, parallel, and on the East side of the existing right-of-way line of South Graycroft Avenue for a distance of 101 feet and containing therein an area of 505 square feet, more or less.

Being the same property conveyed to Carol Dawn Deaner, by Warranty Deed from Scott Seidl, of record in Instrument No. 20140904-0080911, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014 and recorded on September 04, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 127 South Graycroft Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 11th day of April, 2024

Carol Dawn Deaner

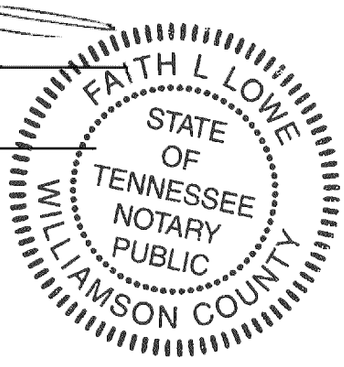
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carol Dawn Deaner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 11th day of April, 2024.

Notary Public

My Commission Expires: 06.14.25



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 April 12, 2024.

Custodian's Signature — 04/12/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

MY COMMISSION EXPIRES: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY