Karen Johnson Davidson County
Batch # 1123288 DEEDWARR
04/16/2024 10:32:18 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20240416-0027043

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. 24-20591

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ildevert Egue and Ablawa Kpotongbe (NAME)	Same as New Owners (NAME)	150-10-0-205.00
3629 Lake Towne Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tristaca S. Hyde, sole heir at law of W.T. Dowlen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ildevert Egue and Ablawa Kpotongbe, a married couple** , HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 33 on the Plan of Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Tristaca Hyde by Administrator's Quitclaim Deed from Tristaca Hyde, as Administrator of the Estate of W. T. Dowlen, dated August 31, 2023 and recorded September 18, 2023 in Instrument No. 20230918-0072773, Register's Office for Davidson County, Tennessee. BEING the same property previously conveyed to W. T. Dowlen by Warranty Deed from Lieve Cocquyt Schanno and husband, Dean Andrew Schanno, dated November 20, 2002 and recorded June 6, 2003 in Instrument No. 20030606-0078261, Register's Office for Davidson County, Tennessee.

The said W. T. Dowlen died intestate on December 29, 2022. According to Order Appointing Administrator filed March 23, 2023 in Docket No. 23P-462 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), his daughter Tristaca Hyde was appointed as Administrator. Tristaca Hyde is also reported to be the sole heir at law of W. T. Dowlen. See also Affidavit of Heirships of record in Instrumenet No. 20240416002704 1 and 20240416002704 2 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3629 Lake Towne Drive, Nashville, TN 37013.

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 and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 12th day of April, 2024.

Tristaca S. Hyde

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of April, 2024, before me personally appeared Tristaca S. Hyde, 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 12th day of April, 2024.

Lori Buie

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-OPR-24-3629