WARRANTY DEED

Karen Johnson Davidson County
Batch# 1147668 DEEDWARR
06/17/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240617-0044860



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Emmanuela Kliye Augustin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emmanuela Kliye Augustin Willy Augustin	new owner	063-04-0-036.00
(NAME) 111 Laura Avenue	(NAME) 111 Laura Avenue	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **David Charles Fowler and Lori Sharp, as tenants in common with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emmanuela Kliye Augustin, an unmarried woman and Willy Augustin, a married man,** hereinafter called the GRANTEE(S), his/her/their 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. 10 on the Plan of Laurel Heights, Section A, as of record in Book 3600, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 10 fronts 85 feet on the north side of Laura Avenue, and extends back between parallel lines, 140.32 feet to a dead line.
Being the same property conveyed to Charles B. Fowler and wife. Helen C. Fowler by Warranty Deed from Kirby Clifton and wife, Pauline Clifton, dated 03/14/1967, of record in Book 4113, Page 939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Jackson, and further Conveyed to Charles B. Fowler by Quitclaim Deed from Charles B. Fowler and Helen C. Fowler, dated 07/23/1986, of record in Book 6928, Page 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John P. Brown, III, Trustee and further Conveyed to Charles B. Fowler and Reba Reach by Quitclaim Deed from John P. Brown, III, dated 12/02/1998, of record in Book 11238, Page 466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles B. Fowler, a married person by Quitclaim Deed from Reba Reach Fowler, a married person, dated 11/19/2014, of record in Instrument No. 20141120-0107029, Register's Office for Davidson County, Tennessee.

The said Charles Breen Fowler died testate on 01/21/2022, devising subject property to David Charles Fowler and Lori Sharp Heirs at Law and Bobby Joe Fowler being the Personal Representative, as evidenced in Docket No. 22P-223 , Probate Court Clerk's Office for Davidson County County, Tennessee.

Being the same property conveyed to The Estate of Charles Breen Fowler, David Charles Fowler and Lori Sharp, as tenants in common with rights of survivorship by Executor's Quitclaim Deed from Bobby Joe Fowler, Personal Representative of the Estate of Charles Breen Fowler, deceased, dated 10/07/2022, of record in Instrument No. 20221007-0110761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 111 Laura Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of June, 2024.

David Charles Fowler

Lori Sharp

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Charles Fowler and Lori Sharp**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June, 2024.

Notary Public

My Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202406170044860

Certificate of Authenticity

I, Holly A. Mason, 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 June 12, 2024.

Affiant Signature

6/12/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

