Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1157795
07/15/2024 08:02:22 AM
Fees: $13.00 Taxes: $1,480.00
Davidson County
DEEDWARR
2 pgs
20240715-0052745

MAP/PARCEL #: 042 03 0 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **ROBERT TOWE**, a single man, have bargained and sold and by these presents do hereby transfer and convey unto **JANELLE J. FAIMAN and ADRIANNA M. FLAX, a married couple,** their heirs and assigns, certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of PRIMROSE ACRES, of record in Plat Book 2663, Pages 106 and 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRIMROSE ACRES, as recorded in Plat Book 2663, Page 106 and 107, Register's Office, Davidson County, Tennessee.

Subject to easement of record in Book 6861, Page 788, Register's Office, Davidson County, Tennessee.

Subject to any governmental zoning and/or subdivision ordinances or regulations in effect thereon.

Subject to any and all existing easements.

LAST DEED AND PRIOR REFERENCE: Being the same property conveyed to Robert Towe, an unmarried man, by warranty deed from Ann Daye, an unmarried woman, of record in instrument No. 20180321-0026835, in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **JANELLE J. FAIMAN and ADRIANNA M. FLAX, a married couple,** their heirs and assigns, forever. And I do covenant with the said grantees that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Instrument Prepared by
AUSTIN, DAVIS & MITCHELL
P.O. Box 666
Dunlap, TN 37327

WITNESS my hand, this 10th day of July, 2024.

Robert Towe
ROBERT TOWE

STATE OF TENNESSEE

COUNTY OF SEQUATCHIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT TOWE,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Dunlap, Tennessee, this 10th day of July, 2024.

Kimberly A Girdley
NOTARY PUBLIC

My Commission Expires: 02-01-2025

KIMBERLY A GIRDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SEQUATCHIE COUNTY
Expires 02-01-2025

SEND TAX NOTICES TO:
GRANTEES:
JANELLE J. FAIMAN, et ux
909 Woods Lake Drive
Address
Madison, TN 37115
City, State, Zip

***

This deed was prepared from information furnished by the parties hereto. No title examination has been made and the law firm of Austin, Davis & Mitchell, shall not be liable for the status of title to the property nor the accuracy of such information and/or property description.

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me, this the 10th day of July, 2024.

Register / Notary Public

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Commission: