Prepared by
Record and Return To
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 13
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350153

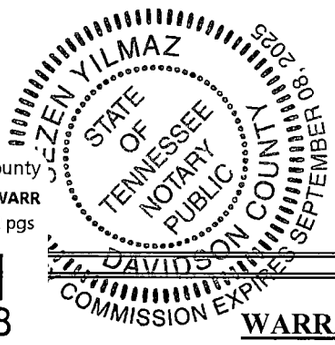
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $455,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2025

Notary Public
My Commission Expires



Karen Johnson
Batch # 1254730
04/01/2025 10 38 22 AM
Fees $13 00 Taxes $1,683 50

Davidson County
DEEDWARR
2 pgs

20250401-0024538

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
James Robert Cowden and Stephanie Carol Cowden 12243 Broady Glen Ln Knoxville, TN 37932	New Owner	Tax Parcel ID No. 117-08-0B-012 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra V. McCaffrey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Robert Cowden and Stephanie Carol Cowden, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 12, on the Plan of Stokeswood Condominium Revised, of record in Plat Book 6200, page 438, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Stokeswood Condominiums , a horizontal property regime established by Master Deed of record in Book 6441, page 577, amended in Book 6453, page 620 and in Book 6923, page 777, Register's Office

Being the same property conveyed to SANDRA V. MCCAFFREY, by deed from GERALD H. DETTMAN AND WIFE, PHYLLIS A. DETTMAN, of record in Book 8447, page 116, dated September 19, 1991, said Register's Office.

Being the same property conveyed to SANDRA V. MCCAFFREY, by deed from JOSEPH MCCAFFREY, of record in Book 9877, page 594, dated November 24, 1995, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-08-0B-012.00 CO.

Matters shown on the Plan of record in Plat Book 6200, page 438 and Plat Book 6250, page 845, said Register's Office

Master Deed of record in Book 6441, page 577, amended in Book 6453, page 620 and Book 6923, page 777, said Register's Office.

Storm Water Detention Agreement of record in Book 6779, page 669, said Register's Office.

This is improved property located at 111 Stokeswood Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2025

Sandra V. McCaffrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra V. McCaffrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2025

Notary Public

My Commission Expires. _____

