Karen Johnson Davidson County
Batch# 1275323 DEEDWARR
05/20/2025 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.23
20250520-0039586

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $377,900.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2025.

Notary Public
My commission expires:
3-28-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Dominque Flemster **Terez Metry**		**149150A34800CO**
2416 Edencrest Dr		
Antioch, TN 37013		

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 HEREBY ACKNOWLEDGE, WE,

Bryan D Lowe, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dominque Flemister and Terez Metry, husband and wife

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. 72, Plan of Phase Four, Cambridge Forest, of record in Instrument No. 20020813-0098017, as amended in Instrument No. 20030506-0060390, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bryan D Lowe, an unmarried man, by Warranty Deed from Ami L Runyan Gardner and husband, Gregory A Gardner, dated July 24, 2006, of record in Instrument No. 20060731-0092847, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to an Right of way easement ofrecord in Book 1147, page 148, said Register's Office.

Easement for sanitary sewer and/or storm drainage of record in Book 7453, page 445, said Register's Office.

Easement for sewer (20 ft. wide) along the westerly boundary line of record in Book 8795, page 158, said Register's Office.

Easement for Storm Water Detention Agreement ofrecord in Book 7632, page 962, said Register's Office.

All matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998 and revised September 24, 1999, prepared by Anderson-Delk & Associates, Inc.

HOA Charter of record in Book 10343, Page 769, said Register's Office.

Restrictions of record in Book 10332, Page 1, as amended in Book 10774, Page 723 & Instrument No. 20190314-0023576, and made applicable to Phase 4 by Instrument No. 20021023-0130058, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2416 Edencrest Dr, Antioch, 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 in 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. 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.

Bryan D Lowe Date: 5.16.25

Bryan D Lowe

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Bryan D Lowe, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of May, 2025.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 4.19.26

Certificate of Authenticity

I, Amanda Maynor, 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

May 16, 2025.

Date

Affiant Signature

May 20, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20** day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON