Karen Johnson Davidson County
Batch# 1284364 DEEDWARR
06/13/2025 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250613-0046278

Name and Address of New Owner:
Jeffrey Lyon and Caroline Gowen
5905 Eatons Creek Road
Joelton, TN 37080

Send Tax Bills To:
New Owner

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 029-00-0-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Instant Cash Home Offers LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caroline Gowen, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Beginning at an iron pin in the westerly margin of Eatons Creek Road, said point being the northeast corner of the property conveyed to Martha Ann Crecelius, by deed of record in Book 5457, page 287, of the Register's Office of Davidson County, Tennessee:

THENCE, North 76 deg. 06' West, 187.92 feet to an iron pipe; THENCE, North 1 deg. 30' East, 227.0 feet to an iron pin; THENCE, South 84 deg. 11' 18" East. 218.12 feet to an iron pin; THENCE, North 1 deg. 30' East, 94.0 feet to an iron pin; THENCE, South 88 deg. 30' East, 291.21 feet to an iron pin in the westerly margin of Eatons Creek Road; THENCE, with the westerly margin of Eatons Creek Road, southerly 408.41 feet to an iron pin; THENCE, South 28 deg. 54' West, 35.2 feet to the point of beginning, containing 2.04 acres, more or less.

Being the same property conveyed to Instant Home Cash Offers LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 30, 2024 from GGI Home Buyers, LLC, a Tennessee Limited Liability Company, recorded January 3, 2025, in Instrument Number 20250103-0000748, in the Official Records of Davidson County, Tennessee. Instant Home Cash Offers, LLC and Instant Cash Home Offers, LLC are one in the same entity this was erroneously vested incorrectly.

Further being the same property conveyed to GGI Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed from Jennifer L. Ferguson, dated December 30, 2024, and recorded on January 2, 2025, of record in Instrument Number 20250102-0000262, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John R. Ferguson, Jr. and wife, Jennifer L. Ferguson, by Warranty Deed from Walter Fussell and wife, Bettie Ruth Fussell, dated August 24, 2009, and recorded on August 25, 2009, of record in Instrument Number 20090825-0080098, Register's Office for Davidson County, Tennessee. John R. Ferguson, Jr., conveyed his interest in subject property to Jennifer L. Ferguson, by Quitclaim Deed, dated December 30, 2024, and recorded on January 2, 2025, of record in Instrument Number 20250102-0000261, Register's Office for Davidson County, Tennessee.

This property is known as **5905 Eatons Creek Road, Joelton, TN 37080**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of June, 2025.

Instant Cash Home Offers LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Drew Presely Gaw, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, William M Johnson of the state and county mentioned, personally appeared Drew Presely Gaw, Member of Instant Cash Home Offers LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Instant Cash Home Offers LLC, the within named bargainor, a Limited Liability Company, and that such Drew Presely Gaw, Member of Instant Cash Home Offers LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Clarksville TN, this 9th day of June, 2025.

_____
Notary Signature

WILLIAM M. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Printed Name: William M Johnson

My commission expires: 6-14-28

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 10th day of June, 2025.

Notary Signature
My commission expires: 6-24-28

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10. 2025.

Affiant Signature

12th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028