THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8859-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF Sept, 2025 Notary Public MY COMMISSION EXPIRES: 9/27/26 (AFFIX SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna E. Smith	**NEW OWNER**	
1015 Brittany Park Drive		162-12-0A-007.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

Angela R. Cowser, Trustee of the Angela R. Cowser Revocable Trust UAD May 2, 2000

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

Donna E. Smith, unmarried woman,

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:

Located and being situated in the Second (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows to-wit:

Lot 7, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Map Book 9700, page 46, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to Angela R. Cowser by Warranty Deed from Robert J. DelDuca, Jr of record in Book 1104, Page 92, Register's Office for Davidson County, Tennessee, dated June 30, 1998 and recorded on July 02, 1998.

Being the same property conveyed to Angela R. Cowser, Trustee by Quitclaim Deed from Angela R. Cowser of record in Instrument No. 20000623-0062803 Register's Office for Davidson County, Tennessee, dated June 21, 2000 and recorded on June 23, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property known as **1015 Brittany Park Drive, Antioch, TN 37013**

Karen Johnson Davidson County
Batch# 1320270 DEEDWARR
09/09/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20250909-0072045

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 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 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.

Witness our hands this the 2 day of September, 2025.

Angela R. Cowser Revocable Trust UAD May 2, 2000

BY: _____
Angela R Cowser, Trustee

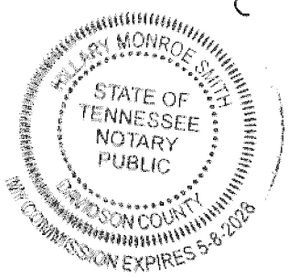
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Angela R. Cowser** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the **Angela R Cowser Revocable Trust UAD May 2, 2000,** the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand and official seal this the 2 day of September, 2025.

My Commission expires: _____

_____
Notary Public



Certificate of Authenticity

I, Tiffany Pollard, 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 September 9, 2025

Affiant Signature

09/09/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of September, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

