Karen Johnson Davidson County
Batch # 1330212 DEEDWARR
10/03/2025 12 21 06 PM 2 pgs
Fees $13 00 Taxes $3,145 00

20251003-0079055

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-C-25-5516

WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

J'Nae Fincannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J'Nae Fincannon and Jaylon Fincannon	CrossCountry Mortgage	
(NAME)	(NAME)	
5516 Clovercrest Drive	2160 Superior Avenue	171-04-0-013 00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Cleveland, OH 44114	
(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, **NORMA J. COWART, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J'NAE FINCANNON, A SINGLE WOMAN, AND JAYLON FINCANNON, A MARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 lying in Davidson County, Tennessee, Being Lot No. 109 on the recorded plan of Cloverland Acres, Section Eleven, as of record in Book 5200, Page 93, Register's office for Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin on the Westerly margin of Clovercrest Drive said pin further described as being the most Northeasterly corner of the herein described Lot 109; thence along said Westerly margin South 36 degrees 26 minutes 48 seconds West a distance of 172.15 feet to a concrete monument; thence running in an Easterly direction around a curve to the right having a radius of 25.0 feet a distance of 39.27 feet to a concrete monument on the Northerly margin of Clovercrest Court; thence along said Northerly margin North 53 degrees 33 minutes 12 seconds West a distance of 77.09 feet to a concrete monument; thence continuing along said. Northerly margin and running in a Northwesterly direction around a curve to the right having a radius of 40.0 feet a distance of 28.91 feet to a concrete monument; thence along said Northerly margin of Clovercrest Court and running in a Northwesterly direction around a curve to the left having a radius of 40.0 feet a distance of 45.71 feet to an iron pin said pin further described as the most Westerly corner of the herein described Lot 109; thence leaving said Northerly margin North 12 degrees 22 minutes 36 seconds East a distance of 197.85 feet to an iron pin; thence South 53 degrees 33 minutes 12 seconds East a distance of 252.0 feet to the point of beginning.

Being the same property conveyed to Richard W. Cowart and wife, Norma J. Cowart by Warranty Deed from Eugene R. Williams and wife, Shirley Williams of record in Book 5389, Page 538, Register's Office for Davidson County, Tennessee, dated January 23, 1979. Richard W. Cowart died on October 8, 1990 **, vesting title solely in Norma J. Cowart as the surviving tenant by the entirety.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2025-1200

unimproved
This is improved x property, known as 5516 Clovercrest Drive, Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 1st day of October, 2025

x Norma J. Cowart
NORMA J COWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma J. Cowart, the bargainor, 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 and official seal this 1st day of October, 2025

Commission expires. 10/4/27

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

Notary Public

CH2025-1200