WARRANTY DEED

Karen Johnson
Batch # 1358037
12/15/2025 09:56:48 AM
Fees: $13.00 Taxes: $1,479.63
20251215-0099412

Davidson County
DEEDWARR
2 pgs

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Craig Fowler, an unmarried man	Craig Fowler, an unmarried man	25-7-24
(NAME)	(NAME)	
401 Rosehill Court	401 Rosehill Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251800

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, I/we, **Ashley M. Olson and James W Sanders, both unmarried** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Craig Fowler, an unmarried man**, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 59, as shown on the map entitled Ranchwood Estates, Section Three, of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Ashley Olsen, an unmarried woman, by Warranty Deed from Zachary K. Hudson, a married person, dated 09/29/2016 and filed of record in Inst. No. 20161005-0105438, Register's Office for Davidson County, Tennessee.

James W. Sanders joins in this conveyance to convey any and all title, right and interest in and to the property but not further or otherwise.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3398, page 479, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to Sanitary Sewer Easement appearing of record in Book 4530, page 193, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 401 Rosehill Court, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of December, 2025

Ashley M. Olson

James W Sanders

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ashley M. Olson and James W Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of December, 2025.

Notary Public
My Commission Expires: 4/26/26

