Karen Johnson Davidson County
Batch# 277127 DEEDWARR
08/28/2019 09:10:40 AM 2 pgs
Fees: $13.00 Taxes: $506.90
20190828-0086619

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2019.

Notary Public – Steven Richardson
My commission expires: 10/14/20

Address of New Owner:	Send Tax Bills to:	Tax Information
Jay W Sattler	New Owner	133-04-0-043.00
91 McCall St	1155 Newland Hollow Rd	
Nashville, TN 37211	Ashland City, TN 37015	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Bowling nka Sharon Bowling Tansil and Karen Bowling Boyte**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jay W Sattler and Katrina Sattler, 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. 136 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, page 136, 137 and 138, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Robert E. Bowling and wife, Peggy M. Bowling by Warranty Deed from Henry M. Moore, Jr. and wife, Martha Sue Moore by Deed dated October 10, 1956 and filed for record in Book 2597, Page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl T. Bowling and wife, Mildred F. Bowling by Warranty Deed from Robert E. Bowling and wife, Peggy M. Bowling by Deed dated March 8, 1979, recorded March 9, 1979, and filed for record in Book 5403, Page 203, Register's Office for Davidson County, Tennessee.

Being the same property devised to Sharon Bowling and Karen Bowling Boyte by Affidavit of Heirship as to Heirs of Carl Thomas Bowling of record as Instrument No. 20160229-0018670 and dated February 28, 2016, Register's Office for Davidson County, Tennessee. The said Mildred F. Bowling aka Mildred F. Hackett Bowling was divorced from Carl Thomas Bowling by Final Decree

filed in the Fourth Circuit Court for Davidson County, Tennessee on June 13, 1994 under Docket # 83D-3883 and in Item 9 of the Order vested title to the afore stated Real Property into Carl Thomas Bowling which Decree is also filed for record in Instrument #_____, Register's Office for Davidson County, Tennessee. The said Carl Thomas Bowling died on March 28, 1997.

Grantors herein make oath that the above described Realty has never been used by them as their marital home and has been held as investment property only.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 91 McCall St, Nashville, TN 37211.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2019.

Sharon Bowling nka Sharon Bowling Tansil

Karen Bowling Boyte

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon Bowling nka Sharon Bowling Tansil and Karen Bowling Boyte, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this August 27, 2019.

Steven Richardson
State of Tennessee Notary Public

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires 10/14/20