Karen Johnson Davidson County
Batch# 372904 DEEDWARR
03/16/2020 11:57:20 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20200316-0028788

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jorge Rivas
Ana Estarada
3203 Southlake Drive
Nashville, TN 37211

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 119-15-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vickie Wood, Karen Osborn and Jesse Bowling, Heirs at law of Lacey K. Bowling, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jorge Rivas and wife Ana Estarada, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16 on the Map of Southlake Subdivision, Section I, as of record in Book 2083, Page 58, Register's Office for Davidson County, Tennessee. Said Lot No. 16 fronts 108.29 feet on the Westerly margin of Southlake Drive and extends back between lines 192 feet on the Northerly line and 222.5 feet on the Southerly line to a dead line in the rear measuring 30 feet thereon.

Being the same property conveyed to Horace L. Bowling and wife, Lacey K. Bowling by Warranty deed from Floyd Adkisson and wife, Cora Lee Adkisson of record in Book 2292, page 185, Register's Office for Davidson County, Tennessee, dated July 28,1954 and recorded on July 29, 1954.

Horace L. Bowling died on February 4, 2013, leaving Lacey K. Bowling as surviving tenant by the entirety; see case no. 13P701 in the Probate Court for Davidson County, Tennessee. Lacey K. Bowling died intestate on or about May 14, 2019 leaving Vickie Wood, Karen Osborn and Jesse Bowling as her only heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20190812-0079880 and Instrument No. 20190812-0079881, said Register's Office.

This is improved property known as: **3205 Southlake Drive, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 13th day of March, 2020.

WITNESS MY HAND on this the 13th day of March, 2020

Vickie Wood

Vickie Wood

Karen Osborn

Karen Osborn

Jesse Bowling

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Vickie Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of March, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Karen Osborn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of March, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jesse Bowling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of March, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 200149