Karen Johnson Davidson County
Batch# 403300 DEEDWARR
05/20/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20200520-0052367

2536

Warranty Deed

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCT. 7, 2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $780,000.00. Affiant Subscribed and sworn to before ~~me, this~~ the 15th day of May, 2020. ~~Notary Public~~ My commission expires: 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Douglas Nowlen Terri Lynn Nowlen	New Owner	105-02-3D-001.00-CO
PO Box 1466		
Bonita, CA 91908		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRSTEN BARTLEY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DOUGLAS NOWLEN AND TERRI LYNN NOWLEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Land in Davidson County, Tennessee, being Unit A of 901 & 903 Archer Street Homes, a Planned United Development, as shown on Exhibit "C" in the declaration of Covenants, Conditions and Restrictions for 1001 & 1003 9th Avenue S. Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20170707-0068398, and amended in Instrument Number 20171003-0101173, which hereby amends the name to be known as 901 & 903 Archer Street Homes, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal descriptions of said unit. The easements, restrictive covenants, and regulations imposed upon and relating to the unit, property, co-owners, and tenants of 901 & 903 Archer Street Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20170707-0068398 and Bylaws appended thereto as Exhibit "B", and amended in Instrument Number 20171003-0101173, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to ASPEN Construction, LLC a Tennessee Limited Liability Company by Warranty deed from Mark E. Fuqua and wife, Milisea Ann Wilson of record in Instrument No. 20170707-0068396 Register's Office for Davidson County, Tennessee, dated July 06, 2017 and recorded on July 07, 2017.

Being the same property conveyed to Victor C. Bartley, a married man by Quitclaim deed from ASPEN Construction LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180910-0089374 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 10, 2018.

Being the same property conveyed to Kirsten Michaelson, a married woman by Quitclaim deed from Victor C. Bartley, married man of record in Instrument No. 20180921-0093980 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 21, 2018.

Being the same property conveyed to Gulch Heights, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Kirsten Michaelson, a married woman of record in Instrument No. 20190107-0001664 Register's Office for Davidson County, Tennessee, dated January 07, 2019 and recorded on January 07, 2019.

Being the same property conveyed to Kirsten Michaelson, a married woman by Quitclaim deed from Gulch Heights, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190211-0012811 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 11, 2019.

Being the same property conveyed to Victor C. Bartley, a married man by Quitclaim deed from Kirsten Michaelson, a married woman of record in Instrument No. 20200429-0044809 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on April 29, 2020.

Being the same property conveyed to Kirsten Bartley, a married woman by Quitclaim deed from Victor C. Bartley, a married man of record in Instrument No. 20200507-0047867 Register's Office for Davidson County, Tennessee, dated May 5, 2020 and recorded on May 7, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1001 9th Avenue South, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2020.

Kirsten Bartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirsten Bartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

My Commission Expires: 5/3/21

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020