THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35733-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $678,000.00.

Affiant

Subscribed and sworn to before me this 9th day of October, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 496584 DEEDWARR
10/15/2020 02:07:55 PM 3 pgs
Fees: $18.00 Taxes: $2,508.60

20201015-0120108

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hyde Construction Group, LLC 921 Sutton Hill Road Nashville, TN 37204	new owner	Map and Parcel No.: 11704022200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tessa J. Majors, Executrix of the Estate of Barbara C. Bowen, deceased ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Hyde Construction Group, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1818 Cedar Lane, Nashville, Davidson County Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SR-20-1818

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

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the 9th day of October, 2020.

Tessa J. Majors, Executrix of the
Estate of Barbara C. Bowen

STATE OF TENNESSEE Virginia
COUNTY OF DAVIDSO Virginia Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tessa J. Majors, Executrix, 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, at office, this 9th day of October, 2020.

Notary Public
My Commission Expires: 7/31/2024

CHRISTINE MARIEL OUTLAW
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31 2024
COMMISSION # 7871440

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 in the Plan of A.B. Montgomery's Lands, which plan is recorded in Plan Book No. 1, page 22, Chancery Court at Nashville and more particularly described as follows:

Beginning at the northeast corner of Cedar Lane, extended, and Battery Place, being 630 feet westerly from the southwest corner of Lot No. 79 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Offiec for said County; running thence with the northerly margin of Cedar Lane, extended, easterly 89 feet; thence at right angles, northerly and parallel with the easterly margin of Battery Place, 165 feet; thence westerly, parallel with the northerly margin of said Lane, 89 feet to the easterly margin of said Place, 165 feet to the beginning.

Being the same property coveyed to Barbara C. Bowen and husband, Vincent Bowen by deed dated June 17, 1988 from Jonathan Hartlyn and wife, Amy Hartlyn of record in Book 7578, page 342, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 14, 2008 of record in Instrument No. 20080516-0050696, Register's Office for Davidson County, Tennessee, Vincent E. Bowen conveyed his interest in subject property to Barbara C. Bowen. Barbara C. Bowen died on November 20, 2019 leaving a Last Will and Testament file for Probate in Docket No. 19D2158, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Barbara C. Bowen directed that the Executrix administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Tessa J. Majors.

This conveyance is made subject to:

1. State and County taxes for the year 2020 and subsequent years, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Plan Book 1, page 22, Chancery Court at Nashville.