THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35834-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,729,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2020. Notary Public My Commission Expires.

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sarah Tysoe Johnsen, Niels Vass Johnsen 2711 Brightwood Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 11704014800

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, **Philip Glen Bowie and Carolyn Marie Bowie, husband and wife**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Niels Vass Johnsen and Sarah Tysoe Johnsen, husband and wife,** ("Grantee"), its successors, heirs 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 2711 Brightwood Avenue, Nashville, TN 37212

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 524348 DEEDWARR
12/03/2020 12:10:33 PM 3 pgs
Fees: $18.00 Taxes: $6,397.30

20201203-0140549

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of December, 2020.

Philip Glen Bowie by George E. Mudter, Jr., his attorney-in-fact

Carolyn Marie Bowie by George E. Mudter, Jr., her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Philip Glen Bowie and Carolyn Marie Bowie, and he is authorized by Philip Glen Bowie and Carolyn Marie Bowie to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of December, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Lots 116 & 118 Map of Belmont Terrace, as of record in Instrument No. 20160719-0074024, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Philip Glen Bowie and Carolyn Marie Bowie, husband and wife, by deed dated July 19, 2017 from Stone Oak Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170720-0073334, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of George E. Mudter, Jr. as Attorney-in-fact for Philip Glen Bowie and Carolyn Marie Bowie, which Power of Attorney is recorded in Instrument Number 20201203-0140548, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 11704014800.
2. All matters appearing on the Plan of record as Instrument No. 20160719-0074024, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 421, page 101, corrected in Book 716, page 2, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20170316-0025895, Register's Office for Davidson County, Tennessee.