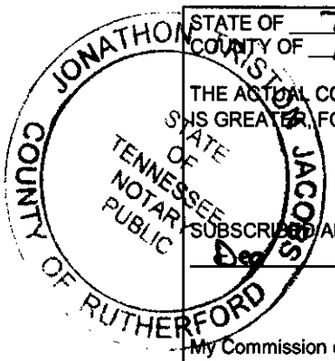


STATE OF TN }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF Dec, 2020.

NOTARY PUBLIC

My Commission expires: 1-22-21

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20100077

Address of New Owner	Send Tax Bills To:	Tax Information:
The Mc2 Group, Inc. 629 E. Main St. B202 Hendersonville, TN 37075	Same	090-12-0-259.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Janet Marie Bowman, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **The Mc2 Group, Inc., a Tennessee Corporation,** hereinafter called the **Grantee(s)**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 70 feet on the easterly 200 feet of Lot No. 20 on the Plan of Resubdivision of Lots 5, 6, 7, and 8 in the Subdivision of Lot No. 21 on the B. F. Cockrill Farm, as of record in Book 421, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janet Marie King and husband, Ronald Dexter King, by Warranty Deed from Ronald W. Ballard and wife, Juanita L. Ballard, dated 06/29/1988 and recorded on 07/08/1988 at Book 7595, Page 58, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Janet Marie King by Quitclaim Deed from Ronald Dexter King dated 01/04/1996 and recorded on 01/24/1996 at Book 9926, Page 645, RODCT. Further being the same property conveyed to Janet Marie Bowman and Thomas Ray Bowman, Sr., wife and husband, by Quitclaim Deed from Janet Marie King n/k/a Janet Marie Bowman, a married woman, dated 03/22/2003 and recorded on 04/21/2003 in Instrument No. 20030421-0052111, RODCT. Further being the same property conveyed to Janet Marie Bowman by Quitclaim Deed from Thomas Ray Bowman, Sr., dated Dec. 1, 2020 and recorded on Dec. 16, 2020 in Instrument No. 20201216-0148483, RODCT.

Karen Johnson Davidson County
Batch# 535736 **DEEDWARR**
12/16/2020 10:36:09 AM 3 pgs
Fees: $18.00 Taxes: $971.25

20201216-0148484

This is property generally located:
569 Croley Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 421, Page 21, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) its successors and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors 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.

Thomas Ray Bowman, Sr., joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of Janet Marie Bowman, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Janet Marie Bowman** has/have caused this instrument to be executed, this the 1 day of Dec, 20__.

Janet Marie Bowman
Janet Marie Bowman

STATE OF _____
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Janet Marie Bowman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1 day of Dec, 2020

My Commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, **Thomas Ray Bowman, Sr.,** has/have caused this instrument to be executed, this the 1 day of Dec, 2020

Thomas Ray Bowman, Sr.

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Thomas Ray Bowman, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1st day of Dec, 2020.

My Commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY