Karen Johnson Davidson County
Batch# 628795 DEEDWARR
05/04/2021 11:54:21 AM 2 pgs
Fees: $13.00 Taxes: $1,635.40
20210504-0059655

# Warranty Deed

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|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $442,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 3rd day of May, 2021.<br><br>Notary Public<br><br>My commission expires: 7-9-24 |

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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: |
|---|---|---|
| Mitchell Bowers<br>Alex Bowers | New Owner(s) | 091-04-0C-004.00-CO |
| 3819 Doctor Walter S Davis Boulevard | | |
| Nashville, TN 37209 | | |

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, **NICOLE E. WAKEFIELD, AN UNMARRIED WOMAN** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL BOWERS AND ALEX BOWERS 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:

Land situated in Davidson County, Tennessee, being Unit D, as established in Declaration of Covenants, Conditions and Restrictions for DWSDB Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170113-0004078 and amended in Instrument No. 20170721-0073792, 2nd Amendment in Instrument No. 20180427-0040022, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicole E. Wakefield, a single woman by Warranty deed from C and H Properties LLC, a Tennessee limited liability company of record in Instrument No. 20180928-0096448 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on September 28, 2018.

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 3819 Doctor Walter S Davis Boulevard, Nashville, TN 37209, 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 3rd day of May, 2021.

**Nicole E. Wakefield**

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole E. Wakefield, 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 30th day of April, 2021.

Notary Public

My Commission Expires: 2-4-2023

Bobbie Smith
Notary Public
Mecklenburg County, NC
My Commission Expires February 4, 2023