Karen Johnson Davidson County
Batch# 630862 DEEDWARR
05/06/2021 03:49:53 PM 2 pgs
Fees: $13.00 Taxes: $2,430.90
20210506-0061320

WARRANTY DEED

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $657,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randal L. Gowin Ina R. Gowin John Brady Gowin Ariana Jokers	newowners	092 09 4M 002.00 CO
(NAME)	(NAME)	
414 B 36 th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alexander W. Klein, unmarried and Russell H. Smith, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randal L. Gowin, Ina R. Gowin, John Brady Gowin, and Ariana Jokers, as tenants in common with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit B of Homes at 414 36th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in , Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 414 36th Avenue North, of record in Instrument No. 20160815-0084757, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

BEING the same property conveyed to Russell H. Smith, unmarried and Alexander W. Klein, unmarried, by Quitclaim Deed from Robert N. Klein, married, dated July 30, 2020 and recorded August 6, 2020 in Instrument No. 20200806-0087197; and being the same property previously conveyed to Robert N. Klein, a married man, Russell H. Smith, a single man and Alexander W. Klein, a single man, by Warranty Deed from Peter J. Connerth, unmarried, dated June 14, 2018 and recorded June 26, 2018 in Instrument No. 20180626-0061238, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2021 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 414 B 36 th Ave. N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: G-28-P21-414B

Witness my/our hands this 28th day of April, 2021.

Alexander W. Klein by Robert N. Klein Attorney in Fact — Russell H. Smith

Alexander W. Klein
By: Robert N. Klein, Attorney-in-Fact

Robert N. Klein executed this instrument on behalf of Alexander W. Klein, pursuant to a Power of Attorney of record in Instrument No. 20210506-0061319, Register's Office, Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell H. Smith, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2021.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert N. Klein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Alexander W. Klein as his Attorney in Fact as the free act and deed of the within named Alexander W. Klein.

Witness my hand and official seal this 28th day of April, 2021.

Jennifer A Hoffman

Notary Public
My Commission expires: 6/19/2023
File No.: 20212479

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023