Karen Johnson Davidson County
Batch# 637859 DEEDWARR
05/17/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210517-0066416

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $430,000.00.

Chaselynn Bowser
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-22

Subscribed and sworn before me this the 12 day of May, 2021.

Notary Public
My commission expires: 5/2/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Bowser and Chaselynn Bowser 7444 Riverland Drive Nashville, TN 37221	New Owner	126-16-0A 616.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DALLIN LOWE LEAVITT AND JOSIE ANNA DEERE LEAVITT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN BOWSER AND CHASELYNN BOWSER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 371, Riverwalk, Phase 4C, as shown on plat of record in Instrument No. 20060328-0035052, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dallin Lowe Leavitt and Josie Anna Deere Leavitt, husband and wife, by deed dated 04/26/2019, from William B. Turney and Kathryn M. Turney, husband and wife, of record in Instrument No. 20190430-0039692, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7444 Riverland Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-11791-RL

Witness my hand this the 13 day of May, 2021.

Dallin Lowe Leavitt

Josie Anna Deere Leavitt

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dallin Lowe Leavitt and Josie Anna Deere Leavitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2021.

My commission expires: 09/14/2021

Notary Public

DARLENE TACTACAN
Notary Public - State of Nevada
County of Clark
APPT. NO. 97-3665-1
My App. Expires Sept. 14, 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

