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

Karen Johnson Davidson County
Batch# 642246 DEEDWARR
05/21/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $727.05
20210521-0069415

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $196,500.00.

Affiant

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this the 19 day of May, 2021.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Cowles 515 Basswood Ave A-10 Nashville, TN 37209	**New Owner**	090-11-0A 010.00

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, DANIEL A. WISEMAN, ADMINISTRATOR. AND HEIR AND ROBBIE SHEA WISEMAN, HEIR OF THE ESTATE OF GINA WISEMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS COWLES, 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 Unit No. A-10 as set forth in the master deed of Rock Harbor Condominium of record in Book 6153, page 421, et seq. and re-recorded in Book 6102, page 254; amended in Book 6896, page 661 and Book 7369, page 206 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Gina Wiseman, by Quitclaim Deed dated 09/30/2011, from Daniel A. Wiseman, unmarried, of record in Instrument No. 20111003-0076560, Register's Office for said County.

The said Gina Wiseman having died on 10/1/2019, leaving no Will. Said Estate having been probated in the Davidson County Probate Court and further referenced by Docket No.2 P1266. Daniel A. Wiseman, the Executor of the Estate, and Robbie Shea Wiseman join in this conveyance as the heirs of the Estate of Gina Wiseman.

Also being the same property conveyed to Daniel A. Wiseman, unmarried, and Robert O. Wiseman, joint tenants with right of survivorship, by Warranty Deed dated 07/22/2005, from Donald R. Groves and wife, Nancy Groves, of record in Instrument No. 20050726-0086823, Register's Office for said County. The said Robert O. Wiseman having died on September 22, 2011, vesting title solely in Daniel A. Wiseman, as surviving joint tenant.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 515 Basswood Ave A-10, Nashville, TN 37209.

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.

Witness my hand this the 19th day of May, 2021.

Estate of Gina Wiseman

BY: _____
Daniel A. Wiseman, Administrator

BY: _____
Daniel A. Wiseman, Heir

BY: _____
Robbie Shea Wiseman, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel A. Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HIMSELF to be the ADMINISTRATOR of the within named bargainor, THE ESTATE OF GINA WISEMAN, and that HE, as such ADMINISTRATOR, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF Doris Mae Campbell by the said Daniel A. Wiseman as such ADMINISTRATOR.

Witness my hand and official seal this 19th day of May, 2021.

My commission expires:

12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel A. Wiseman, 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 19th day of May, 2021.

My commission expires:

12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robbie Shea Wiseman, 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 19th day of May, 2021.

My commission expires:

12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON