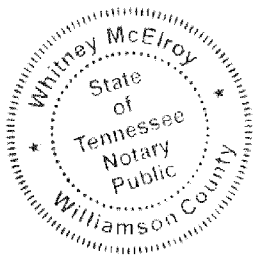
Karen Johnson Davidson County
Batch# 673646 DEEDWARR
07/09/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210709-0092543

WARRANTY DEED



State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Philip James Hearn III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2021

Notary Public
MY COMMISSION EXPIRES: 06-02-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip James Hearn, III Emily Elizabeth Hearn	Same as New Owners	10504018900
(NAME) 1252 1st Avenue South	(NAME) Philip James Hearn III	
(ADDRESS) Nashville, TN 37210	(ADDRESS) 322 Haddon Court Franklin, TN 37067	
(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, **Gaynell Reado Bowman and Jesse Alison Bowman, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Philip James Hearn, III and Emily Elizabeth Hearn, husband and wife,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the Map of John Trimble's "National Hill" Plan, as of record in Book 21, Page 121, Register's Office for said County.

Said lot fronts 101 feet on the South side of Garden Street or Avenue and runs back between lines 120 feet on the east line and 145 feet on the west line along the easterly margin of Maple Street 145 feet to an alley on which it measures 32 feet.

Included in the above description but excluded therefrom is a rectangular tract of land measuring 14' more or less by 120' more or less by 16' more or less along the easterly lot line.

Being the same property conveyed to Gaynell Reado Bowman, by deed of record in Book 6724 , Page 209 , Register's Office for Davidson County, Tennessee.

Jesse Alison Bowman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Gaynell Reado Bowman and Jesse Alison Bowman by Diana Reado as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. **202107090092542** in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1252 1st Avenue South, Nashville, TN 37210
(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.

Witness my/our hands this 2nd day of July, 2021.

Gaynell Reado Bowman by Diana Reado, her Attorney in Fact

Gaynell Reado Bowman by Diana Reado,
her attorney in fact

Jesse Alison Bowman by Diana Reado, his Attorney in Fact

Jesse Alison Bowman by Diana Reado,
his attorney in fact

State of Tennessee
County of Davidson

On this the 2nd day of July, 2021, before me personally appeared Diana Reado, the person who executed the foregoing instrument on behalf of Gaynell Reado Bowman and Jesse Alison Bowman and who acknowledged that she executed the same as the free act and deed of the said Gaynell Reado Bowman and Jesse Alison Bowman, through Power of Attorney granted her by the said Gaynell Reado Bowman and Jesse Alison Bowman.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Tennessee Certification of Electronic Document

I, Carla Ward, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2nd, 2021 (date of document).

Carla Ward
Affiant Signature

7-2-2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County