THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635703

Karen Johnson Davidson County
Batch# 686400 **DEEDWARR**
07/29/2021 11:01:28 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20210729-0102057

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $810,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley Williams & Brian Courtney PO Box 40934 Nashville, TN 37205	New Owner	Tax Parcel ID No. 131-11-0-046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Bryant and John Lee Bowers, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bradley Williams and Brian Courtney, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7 , as shown on the map entitled Plan of Section I Seven Hills, of record in Plat Book 2133, pages 81-82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATHERINE BRYANT AND HUSBAND, JOHN LEE BOWERS, AS TENANTS BY THE ENTIRETY, by deed from HILDA MARJORIE RATNER, of record in Instrument No. 20000802-0076212 , dated August 1, 2000 , said Register's Office.

Being further conveyed to KATHERINE BRYANT AND JOHN LEE BOWERS, AS EQUAL TENANTS IN COMMON, by quitclaim deed from KATHERINE BRYANT AND JOHN LEE BOWERS, of record in Instrument NO. 20190207-0011906, dated February 7, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-11-0-046.00.

Matters shown on the Plan of record in Plat Book 2133, pages 81 and 82, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2249, page 192, amended in Book 9563, page 187, said Register's Office.

This is improved property located at 4625 Shys Hill Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2021.

Katherine Bryant

John Lee Bowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Bryant and John Lee Bowers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022