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

CRT File No. 210836742

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $816,000.00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this 8th day of September, 2021.

Notary Public
My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 712911 DEEDWARR
09/10/2021 12:28:50 PM 3 pgs
Fees: $18.00 Taxes: $3,019.20

20210910-0121583

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Ronald Henry and Greer Mahoney Henry 728 Summerly Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 102-12-0-097.00

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, **Anne Bowers Gobbell, Co-Executrix, and Elizabeth Bowers Vaughan, Co-Executrix and Sarah D. Bowers, Co-Executrix of the Estate of Nancy P. Bowers** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Ronald Henry and Greer Mahoney Henry, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 275, as shown on the map entitled Hillwood Estates, Section 11, of record in Plat Book 2663, page 38, 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 ROBERT B. BOWERS AND WIFE, NANCY P. BOWERS, by deed from H. G. HILL REALTY COMPANY, A TENNESSEE CORPORATION, of record in Book 2708, page 534 , dated December 17, 1957 , said Register's Office.

ROBERT B. BOWERS conveyed his interest to NANCY P. BOWERS by quitclaim deed of record in Book 9679, page 622, dated May 22, 1995, said Register's Office.

NANCY P. BOWERS died on or about October 2, 2020. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 20P2084, directed the subject property to become part of her estate under the control of the Co-Executrices, ANNE BOWERS GOBBELL, ELIZABETH BOWERS VAUGHAN AND SARAH BOWERS WEBB .

Sarah Bowers Webb now known as Sarah D. Bowers.

Tract 2:
Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Horton Heights, Section "E" as of record in Plat Book 2133, page 84, said Register's Office, described as follows:

Said reserved tract lies immediately south of and adjoining Lot 257, and fronts 62.2 feet on the easterly side of Summerly Drive, and extends back between 565 feet on the northerly side and 573.8 feet on the southerly side to a dead line in the rear on which it measures 38.2 feet.

Being the same property conveyed to NANCY P. BOWERS, by deed from H. G. HILL REALTY COMPANY, of record in Book 9854, page 64 , dated November 7, 1995 , said Register's Office.

NANCY P. BOWERS died on or about October 2, 2020. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 20P2084, directed the subject property to become part of her estate under the control of the Co-Executrices, ANNE BOWERS GOBBELL, ELIZABETH BOWERS VAUGHAN AND SARAH BOWERS WEBB .

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. 102-12-0-097.00.

Matters shown on the Plan of record in Plat Book 2663, page 38, said Register's Office.

Matters shown on the Plan of record in Plat Book 2133, page 84, said Register's Office.

Easements as set out in deed of record in Book 9854, page 64, said Register's Office.

This is improved property located at 728 Summerly Drive Nashville TN 37209

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 8th day of September, 2021.

Estate of Nancy P. Bowers

A Gobbell

By: Anne Bowers Gobbell, Co Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne Bowers Gobbell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Nancy P. Bowers, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2021

Notary Public

My Commission Expires: _____

Estate of Nancy P. Bowers

Sarah D. Bowers

By: Sarah D. Bowers, Co Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah D. Bowers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Nancy P. Bowers, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2021

Notary Public

My Commission Expires: _____

Estate of Nancy P. Bowers

Elizabeth Bowers Vaughan, Co-Executrix
By: ~~Elizabeth~~ Bowers Vaughan, Co-Executrix

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF ~~DAVIDSON~~ Lee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Bowers Vaughan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Nancy P. Bowers, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~8th~~ 9th day of September, 2021.

Stacey C. Howard
Notary Public

My Commission Expires: My Commission Expires February 4, 2025

STACEY C. HOWARD
Notary Public
Alabama State at Large