THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937496** Karen Johnson Davidson County Batch# 738011 DEEDWARR 10/18/2021 08:24:30 AM 3 pgs Fees: $18.00 Taxes: $1,831.50 20211018-0139255	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2021. Notary Public My Commission Expires: 7/9/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Keelyn Theresa Prince and Myles Prince 8009 Brockman Lane Nashville TN 37211	Send Tax Bills To: Renasant Bank 2001 Park Place North, Suite 650 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 181-01-0B-290.00-CO

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, **Austin Bowen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keelyn Theresa Prince and Myles Prince, wife and husband**, ("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 No. 47 on the Plan of Section Two of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision of record in Plat at Instrument No. 20140506-0038378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin Bowen, a single man by Warranty deed from Wesley Willoughby and wife, Shawna Willoughby of record in Instrument No. 20190227-0017730 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 27, 2019.

Kaitlyn M Bowen joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Austin Bowen.

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.

Taxes for the year 2021, a lien now due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20140506-0038378, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, and as made applicable in Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.

Subject to Deeds of Conveyance of Open Space to Sugar Valley Homeowner's Association of record in Instrument Number 20000425-0041128, Instrument No. 20140808-071504, Instrument

No. 20100225-0014274, and in Instrument No. 20130711-0071995, in the Register's Office for Davidson County, Tennessee.
By-Laws of Sugar Valley Homeowner's Association, RS10 Cluster Lot Subdivision Homeowners' Association of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers Easements of record in Book 9487, Page 901 & 904, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060809-0097605, in the Register's Office for Davidson County, Tennessee.
General Warranty Deed executed by Gulf Interstate Gas Company of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and in Book 2244, Page 11., in the Register's Office for Davidson County, Tennessee.
Subject to the Rights of Upper and Lower Riparian Owners to the flow of the waters of Mill Creek, free from diminution or pollution.
Changes to the Boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.
Easement for the flow of the waters of the Mill Creek and the rights of the public therein.
Title to that portion of premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.
Subject to perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
Slope Easement contained of record in Instrument Number 20070725-0088276, in the Register's Office for Davidson County, Tennessee.
Right-of-Way Dedication of record in Instrument Number 20130912-0096423, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20141203-0110779 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 8009 Brockman Lane Nashville TN 37211

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, Grantors warrant this instrument is effective as of the 14th day of October, 2021.

Austin Bowen

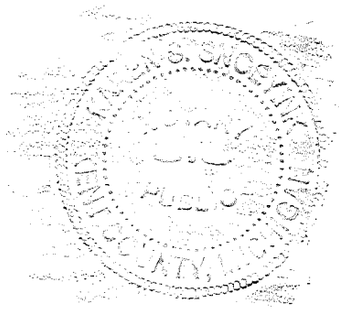
Kaitlyn M Bowen

STATE OF MI)
COUNTY OF Kent)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Bowen and Kaitlyn M Bowen, 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 13th day of October, 2021.

Karen S. Snoeyink
Notary Public
My Commission Expires: 10/06/2026



Karen S. Snoeyink
Notary Public-State of Michigan
Kent County
My Commission Expires 10/06/2026
Acting in Kent County

Karen S. Snoeyink
Notary Public-State of Michigan
Kent County
My Commission Expires 10/06/2026
Acting in Kent County

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 14, 2021.

Tori Cole

Affiant Signature

Date: 10/14/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 14, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

