WARRANTY DEED

Karen Johnson Davidson County
Batch# 757315 DEEDWARR
11/18/2021 07:56:32 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20211118-0153393

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JM-MM-21-1109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ke Qin	**New Owner**	
(NAME)	(NAME)	**081-03-0-344.00**
1109 Kellow Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBYE L SHERRELL AND TARA BOWMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE QIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Kellow Gardens, Section I, as of record in Book 3500, page 110, in the Register' Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the South side of Kellow Street and runs back between parallel lines, 172 feet to a dead line.

Being the same property conveyed to Edison Bowman and wife Jimmie Lou Bowman, by Warranty Deed from Herbert R. Rich, Trustee, of record in Book 3922, page 80, Register's Office for Davidson County, Tennessee dated August 6, 1965, and recorded August 10, 1965.

Edison Bowman having predeceased Jimmie Lou Bowman, who was later known as Jimmie Lou Ransom, leaving her as surviving tenant by the entirety. Jimmie Lou Ransom having died testate on October 22, 2016. Order Probating Last Will and Testament for Muniment of Title Only having been filed in Case No. 21P884, Probate Court for Davidson County, Tennessee. Said Last Will and Testament devised the property to Bobbye L. Sherrell and Stanley A. Bowman.

The said Stanley A. Bowman having since died intestate on February 10, 2020. Affidavit of Heirship of record in 20210823-0113509, Register's Office for Davidson County, Tennessee. Said Affidavit of Heirsh notes that Tara Bowman is the sole Heir at Law.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 3500, Page 110, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3803, Page 472 and Book 3500, Page 110, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1109 Kellow Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 12th DAY OF NOVEMBER, 2021.

Bobbye L. Sherrell

Bobbye L Sherrell

Tara R. Bowman

Tara Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBYE L SHERRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARA BOWMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212