THIS INSTRUMENT PREPARED BY:
Jim Corley Attorney at Law
506 Country Club Dr
Dickson, Tennessee 37055
(615)673-9950

Karen Johnson Davidson County
Batch# 773087 **DEEDWARR**
12/13/2021 12:48:58 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20211213-0164723

WARRANTY DEED
(with Retained Life Estate)

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND 00/100 DOLLARS ($80,000.00), the receipt of which is hereby acknowledged, I, **NORA P. BOWERS, an unmarried widow, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **MARK A. BOWERS and wife, TEREASA L. BOWERS, ("Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, describes as follows, to-wit:

Being Lot No. 88 on the Plan of Kenilworth Estates, Section Two as of record in book 2900, page 126, Register's Office for Davidson County, Tennessee. Said Lot No. 88 fronts 70 feet on the southerly side of Penfield Drive and extends back 137 feet on the easterly line and 137 feet on the westerly line, to a dead line measuring 70 feet thereon.

Being the same property conveyed to Phillip G. Bowers and wife, Nora P. Bowers by deed from Martin Zeitlin, Trustee, of record in Book 3219, Page 489, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Nora P. Bowers upon the death of her husband, Phillip G. Bowers, by reason of their tenancy by the entirety.

This conveyance is subject to a life estate retained by the Grantor for the use and possession of the property conveyed herein for and during the natural life of the Grantor.

This conveyance is subject to a ten-foot utility easement along the rear line of premises, a 40-foot building setback line from Penfield Drive, and conditions of owners certificate as shown on plan of record in book 2900, page 126, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3159, page 308, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, their heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 8 day of December, 2021.

Nora P. Bowers
NORA P. BOWERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8 day of December, 2021, before me personally appeared **NORA P. BOWERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 8 day of December, 2021.

NOTARY PUBLIC

BRANDI FORESTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5-2-2022

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 8 day of December, 2021

NOTARY PUBLIC

BRANDI FORESTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission Expires: 5-2-2022

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THIS IS IMPROVED PROPERTY KNOWN AS:
291 Penfield Drive, Nashville, TN 37211

MAP & PARCEL - 134 13 0 023.00

ADDRESS OF NEW OWNER:
Mark A. Bowers and wife, Tereasa L. Bowers
2210 Beaver Ridge Rd
White Bluff, TN 37187

SEND TAX BILLS TO:
Nora P. Bowers
291 Penfield Dr.
Nashville, TN 37211