Karen Johnson Davidson County
Batch# 809566 DEEDWARR
02/22/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220222-0020100

When recorded, return to:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
File Number: 22-1004 TN

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-15569-KS-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Subscribed and sworn to before me, this the 31st day of January, 2022.

Notary Public
My Commission Expires: 4/17/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah K. Owens 2368 Fairchild Circle Nashville, TN 37135	Deborah K. Owens 2368 Fairchild Circle Nashville, TN 37135	188 10 0C 191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Timothy Martin Bayer and Madeline Bayer, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Deborah K. Owens, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a 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. 191 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217-0122265, 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 Timothy Martin Bayer and Madeline Bayer, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200129-0010833, in the Register's Office of Davidson County, Tennessee, dated January 29, 2020 and recorded on January 29, 2020; and further being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20171002-0100694, in the Register's Office of Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017; and further being a portion of the same property conveyed to McGowan Family Limited

Partnership, a Tennessee Limited Partnership, by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171002-0100692, in the Register's Office of Davidson County, Tennessee, dated September 21, 2017 and recorded on October 2, 2017.

This is improved property located at: **2368 Fairchild Circle, Nashville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 31st day of January, 2022.

GRANTOR:

Timothy Martin Bayer

Madeline Bayer

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Martin Bayer and Madeline Bayer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Caleb Waters, do hereby make oath that I am a licensed attorney and/or 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 1/31/2022 (date of document).

Caleb Waters
Affiant Signature

2/10/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission E 07-2023

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