WARRANTY DEED

Karen Johnson Davidson County
Batch# 815515 DEEDWARR
03/04/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20220304-0024950

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $438,000.00.

Affiant

Subscribed and sworn to me on 02/18/22.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
ASG Investments, LLC 2056 Hickory Brook Drive Hermitage, TN 37076	NEW OWNER	091 13 0 024.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christina Bowen and Elijah Bowen, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto ASG Investments, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 of Block "E" on the Plan of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Christina Bowen and Elijah Bowen, wife and husband by Quitclaim Deed from Christina Bowen and Elijah Bowen, wife and husband, and Dalynda E. Bowen, joined by her spouse, William Maurice Bowen, (and is the mother of Elijah Bowen), of record in Instrument No. 20200908-0101840, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on September 08, 2020.
>
> Being the same property conveyed to Christina Bowen and Elijah Bowen, wife and husband, and Dalynda E. Bowen, a married woman, by Warranty Deed from Laura Goodwin, a single woman, of record in Instrument No. 20180629-0063344, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on June 29, 2018.
>
> This is improved property known as 6319 Alamo Place, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to

the said land to the said GRANTEE, its successors 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 our hands on 02/18/22.

Christina Bowen

Elijah Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/18/22, before me personally appeared Christina Bowen and Elijah Bowen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 02/18/22.

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on February 18, 2022.

Signature 02/18/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202203040024950