Karen Johnson Davidson County
Batch# 822215 DEEDWARR
03/14/2022 02:59:27 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220314-0029653

VI-BRE-22-118

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-732

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~Williamson~~ Chatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Bettie Bowden by Geoffry Bowden Attorney-In-Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 day ~~of March~~, 2022

ROSLYN PICKERING
Notary Public - State of Georgia
Chatham County
My Comm. Expires Apr. 16, 2023

Roslyn Pickering
Notary Public

Commission Expires: April 16, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alicia Krawczak 178 Sheila Drive Antioch, TN 37013	new owner	162-02-0-232.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bettie Bowden, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alicia Krawczak, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 263 on the Map of Colewood Acres, Section Four, as of record in Plat Book 4175, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 263 fronts 75 feet on the northerly side of Sheila Drive, and extends back 161 feet on the easterly line and 168 feet on the westerly line to a dead line in the rear on which it measures 75.3 feet.

Being the same property conveyed to Charles A. Bowden and wife, Bettie H. Bowden by Warranty deed from James M. Lawrence and wife, Betty H. Lawrence of record in Book

4534, page 11, Register's Office for Davidson County, Tennessee, dated August 20, 1971 and recorded on September 02, 1971. The said Charles A. Bowden having since died on or about June 22, 2020, vesting Bettie H. Bowden as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 178 Sheila Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 7 day of March, 2022.

Bettie Bowden by Geoffrey Bowden Attorney-In-Fact
Bettie Bowden by Geoffrey Bowden, Attorney-In-Fact

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Geoffrey Bowden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therin contained, and who further acknowledged that he/she is the attorney in fact for Bettie Bowden and that he/she is authorized by Bettie Bowden to execute this instrument on his/her behalf.

Witness my hand, at office, this 7 day of March, 2022.

Roslyn Pickering
Notary Signature
My commission expires: April 16, 2023

ROSLYN PICKERING
Notary Public - State of Georgia
Chatham County
My Comm. Expires Apr. 16, 2023