WARRANTY DEED

Karen Johnson Davidson County
Batch# 831968 DEEDWARR
03/30/2022 02:29:10 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220330-0037049

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suburban Cowboys, LLC	new owners	
(NAME)	(NAME)	072-10-00-264.00
2441 Old Fort Parkway, Suite Q472		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES D. BOWLING, JR. AND LAURA BOWLING, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 4 on the unrecorded Plan of Northview Subdivision, shown on a copy of a survey thereof made July 23, 1936, by W.B. Southgate, Surveyor, and described as, follows:

Beginning at a point on the Easterly side of Northview Avenue, said point being 207 feet from the southeast corner of Northview and Moneta, running southwardly along the easterly margin of Northview Avenue, 57 feet to the northwesterly corner of Lot No. 3, on said unrecorded plan; thence at right angles along the north margin of said Lot No. 3, 150 feet to a point; thence at right angle northerly and parallel with Northview Avenue, 57 feet to a point, said point being 207 feet southerly from the southerly margin of Moneta Street, thence westerly and parallel with Moneta Street, 150 feet to the point of beginning.

Being the same property conveyed to Charles D. Bowling, Jr. and Laura Bowling, husband and wife by Warranty deed from Patricia Jackson and husband, Paul Jackson of record in Instrument No. 20141107-0102996 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 07, 2014.

Being also known as 1703 Northview Ave Nashville, Tennessee 37216.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1703 Northview Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

LR-BB-22-1703

Witness my hand this 28th day of March, 2022

CHARLES D. BOWLING, JR.

LAURA BOWLING

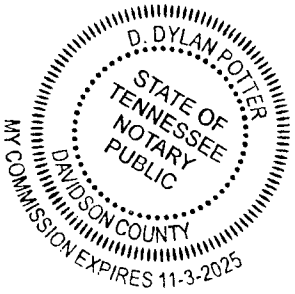
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Bowling, Jr. and Laura Bowling, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2022.

Commission expires:



Notary Public