THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $446,000.00 Affiant Subscribed and sworn to before me, this 29 day of March, 2022. Notary Public My Commission Expires: 10-02-2023

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Karen Johnson Davidson County
Batch# 835698 DEEDWARR
04/06/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20220406-0039987

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Brandon Bowen & Sarah Bowen 5033 McLendon Drive Antioch, TN 37013	New Owner	Tax Parcel ID No. 162-03-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A & C PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SARAH BOWEN AND BRANDON BOWEN, MARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 on the Plan of Colewood Hills, Section One, as shown on plat of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Raymonde Benoit and husband, Jean Benoit by Warranty deed from Carolyn Butler, unmarried of record in Instrument No. 20031024-0157326 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on October 24, 2003. (Value of consideration shown in aforementioned deed $128,750.00.).

Being the same property conveyed to C&C Residential Properties, Inc., a Texas Corporation by Warranty deed from Raymond Benoit and Jean Benoit, husband and wife of record in Instrument No. 20210803-0104270 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 03, 2021. (Value of consideration shown in aforementioned deed $193,800.00.).

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from C&C Residential Properties, Inc., a Texas Corporation of record in Instrument No. 20210825-0114548 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 25, 2021. (Value of consideration shown in aforementioned deed $265,000.00.).

Being the same property conveyed to A & C Property Group, LLC by Warranty deed from Music City Holdings, LLC., a Texas limited liability company of record in Instrument No. 20210827-0115778 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 27, 2021. (Value of consideration shown in aforementioned deed $278,000.00.)

This is unimproved property commonly known as: **5033 McLendon Drive, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of March, 2022.

A & C PROPERTY GROUP, LLC

Angel Mingsing, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ANGEL MINGSING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **A & C PROPERTY GROUP, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 29th day of March, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/29/2022 (date of document).

Affiant Signature

3/29/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

