Karen Johnson Davidson County
Batch# 838716 DEEDWARR
04/12/2022 02:42:45 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220412-0042417

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62468
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard H. Bowers Debbie Bowers 1493 Clairmont Place Nashville, TN 37215	Debbie Bowers Richard Bowers 1493 Clairmont Place Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11712013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elissa T. Clark, Successor Trustee of the David L. and Jean B. Tuleen Living Trust, dated September 16, 2016, amended and restated,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard H. Bowers and Debbie Bowers, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 37 1/2 feet of Lot No. 13, all of Lot No. 14 and the easterly 37 1/2 feet of Lot No. 15, Block "B", on the Plan of Galecrest Subdivision No. 2, as of record in Book 843, page 30, Register's Office for said County.

Said part of Lot No. 13, all of Lot No. 14 and part of Lot No. 15 front together 150 feet on the southerly side of Clairmont Place and run back 181.05 feet, ore or less, on the easterly line and 179.3 feet, more or less, on the westerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Jean B. Tuleen, Trustee of the Jean B. Tuleen Living Trust, established by the Revocable Trust Agreement of Jean B. Tuleen, dated April 21, 2006, by Warranty Deed from Jean B. Tuleen dated September 29, 2006 and recorded October 9, 2006, of record in Inst. No. 20061009-0124981, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 16, 2016, recorded on September 22, 2016, of record in Inst. No. 20160922-0099927, said Register's Office, subject property was conveyed to David L. Tuleen and/or Jean B. Tuleen, Trustees of The David and Jean Tuleen Living Trust, established by the Revocable Trust Agreement of David L. Tuleen and Jean B. Tuleen dated September 16, 2016. The said David L. Tuleen and Jean B. Tuleen have since died, with David L. Tuleen predeceasing Jean B. Tuleen. The first restatement, as amended, of the David L. and Jean B. Tuleen Living Trust, dated September 16, 2016, appointed Elissa T. Clark as Successor Trustee at death of said Trustee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, page 30, said Register's Office, which Plan shows a 35, foot minimum building setback line from a 50 foot street now known as Clairmont Place, and an 8 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 1493 Clairmont Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2022

David L. and Jean B. Tuleen Living Trust dated September 16, 2016, amended and restated
By: Elissa T. Clark, Successor Trustee
Elissa T. Clark, Successor Trustee

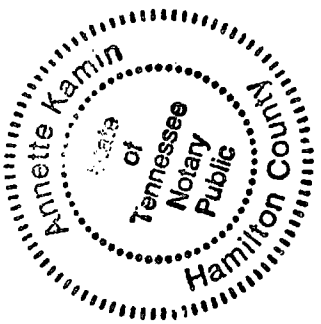
State of Tennessee

County of Hamilton

On this 11th day of April, 2022, before me the undersigned authority, personally appeared **Elissa T. Clark, Successor Trustee of the David L. and Jean B. Tuleen Living Trust, dated September 16, 2016, amended and restated,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 9-24-2023



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Debbie Bowers
Affiant

Sworn and subscribed before me this 11th day of April, 2022.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022