This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 842457 DEEDWARR
04/20/2022 09:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220420-0045482

New Owner:	**Send Tax Bill:**	**Map/Parcel**
William R. Fowler, Jr., Trustee WILLIAM R. FOWLER, JR. LIVING TRUST dated March 9, 2022 3610 Westbrook Avenue Nashville, TN 37205	IndyMac Bank, FSB, ISAOA PO Box 8249 Van Nuys, CA 91409-8249	104-5-223.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

William R Fowler, Jr.
AFFIANT

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-17-2025

Sworn to and subscribed before me this 9th day of March, 2022.

Kendra Foster
Notary Public

My Commission Expires: 8/17/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William R. Fowler, Jr.**, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **William R. Fowler, Jr., Trustee or his successors in interest of the William R. Fowler, Jr. Living Trust, dated , March 9, 2022**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 MY HAND this 9th day of March, 2022.

By: William R. Fowler, Jr.
William R. Fowler, Jr.

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 William R. Fowler, Jr., with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2022.

Kendra Foster
Notary Public

My Commission Expires: 8/17/2025

KENDRA FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-17-2025

And now, I, Evelin G. Sanchez, wife of William R. Fowler, Jr., do hereby join in this execution of this instrument for the purpose of conveying unto William R. Fowler, Jr., Trustee, or his successors in interest of the William R. Fowler, Jr. Living Trust, dated, March 9, 2022, its successors and assigns, any and all right, title and interest I may have in and to the above-described property arising out of my marital status or otherwise.

By: _____
Evelin G. Sanchez

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 Jazmin L. Stewart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of March, 2022.

Kendra Foster
Notary Public

My Commission expires: 8/17/2025

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-17-2025

Exhibit A

Property Description

Said property is described to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 499 ON THE MAP OF RICHLAND REALTY COMPANY'S DIVISION "C" AS OF RECORD IN BOOK NO. 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 499 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WESTBROOK AVENUE, AND RUNS BACK 235 FEET ON THE EASTERLY LINE AND 229 1/2 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

Being the same property conveyed to William R. Fowler, Jr., by Quitclaim Deed of record from Joyce Field Fowler, in Instrument No. 20060208-0015549, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 3610 Westbroook Avenue, Nashville, TN 37205.

True Copy Certification

I, Matthew D. Faulk, 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 March 9, 2022.

Matthew D. Faulk

4-13-2022
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 13 day of April, 2022.

Notary Seal (if on paper)

JONATHAN CARRERA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 12-18-2022