Karen Johnson Davidson County
Batch# 853453 DEEDWARR
05/11/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220511-0053783

WARRANTY DEED

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2022.

Notary Public

My commission expires: 3/12/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron L. Austin	Address of New Owner	**Map 061-04-0 Parcel 006.00**
5010 Inglewood Court		
Nashville, TN 37216		

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

William N. Bowman and Nena J. Bowman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron L. Austin, married man

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. 68 on the Plan of Inglewood Heights Subdivision, of record in Plat Book 1424, Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William N. Bowman and Nena J. Bowman, husband and wife by Deed dated July 5, 2017 from Althea M. Lumpress Nelson, a married woman, of record in Instrument No. 20170607-0056958, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1424, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4180, Page 151, Register's Office for DavidsonCounty, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (_____) property, known as **5010 Inglewood Court, Nashville, TN 37216**

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 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.

Witness my/our hand(s) this **27th** day of **April, 2022.**

William N. Bowman

Nena J. Bowman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William N. Bowman and Nena J. Bowman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/27/22 (date of document).

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

