This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17490-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17490-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 869023 DEEDWARR
06/09/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220609-0065841

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Max Emery 2864 Rural Hill Circle Nashville, TN 37217	Bank of Tennessee 1982 Providence Parkway Suite 103 Mt. Juliet, TN 37122	136-13-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alan Bowers, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maxwell David Emery, unmarried man,** hereinafter called the Grantee(s), his/her/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. 42 on the Plan of Section Eight Edge-O-Lake Estates of record in Plat Book 3700, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian K. Petty and wife, Marlene F. Petty by Warranty deed from James A Johnson and wife, Kevin W Williams, both unmarried of record in Book 9749, page 228, Register's Office for Davidson County, Tennessee, dated July 31, 1995 and recorded on August 02, 1995.

Being the same property conveyed to Alan Bowers, a married man by Warranty deed from Brian K. Petty and wife, Marlene F. Petty of record in Instrument No. 20210916-0124204 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 16, 2021.

**Wife, Kathryn L. McClearn, joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2864 Rural Hill Circle, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2022.

GRANTOR:

Alan Bowers

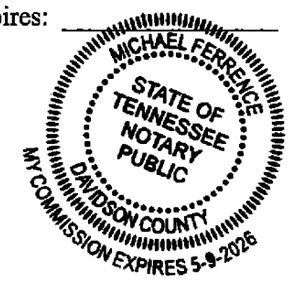
Kathryn L. McClearn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alan Bowers and Kathryn L. McClearn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2022.

Notary Public
My Commission expires:



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 6/2/22.

Affiant Signature

6/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

