This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $390,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of June, 2022.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alan Joshua Bowers	Ameris Bank	075-09-0 222.00
4007 Plantation Drive	1800 Parkway Place, Suite 820	
Hermitage, TN 37076	Marietta, GA 30067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH W. BAKER AND WIFE, RUDY D. BAKER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALAN JOSHUA BOWERS AND KATHRYN LOUISE MCCLEARN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1086 on the Plan of Section Nine, Hermitage Hills, as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Baker and wife, Rudy D. Baker, by deed dated 08/15/2011, from James R. Allsbrooks, married, of record in Instrument No. 20110817-0063265, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4007 Plantation Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 870016 DEEDWARR
06/13/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220613-0066994

R.D.B.

Witness my hand this the 3rd day of June, 2022.

Kenneth W. Baker

Rudy D. Baker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth W. Baker and Rudy D. Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2022.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-3-22.

Affiant Signature

6-6-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202206130066994