This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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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.

Karen Johnson Davidson County
Batch# 871276 DEEDWARR
06/14/2022 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220614-0067478

New Owner:	Send Tax Bill:	Map/Parcel
RICHARD G. BOWMAN, Trustee LONA P. BOWMAN, Trustee RICHARD G. BOWMAN AND LONA P. BOWMAN REVOCABLE LIVING TRUST dated May 4, 2022 6660 Brantford Road Dayton, OH 45414-2304	SAME	126-16-0A-375.00.CO

STATE OF Tennessee)
COUNTY OF Williamson)

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

AFFIANT

Sworn to and subscribed before me this May 4, 2022.

Notary Public

My Commission Expires:

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, RICHARD G. BOWMAN and LONA P. BOWMAN, husband and wife, do hereby transfer and convey any and all interest owned by us 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 RICHARD G. BOWMAN and LONA P. BOWMAN, TRUSTEES of the RICHARD G. BOWMAN AND LONA P. BOWMAN REVOCABLE LIVING TRUST, dated May 4, 2022, and any amendments thereto, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

We further covenant and bind ourselves, our 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 OUR HANDS this May 4th, 2022.

By: _____
RICHARD G. BOWMAN

Lona P. Bowman
LONA P. BOWMAN

STATE OF Ohio)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD G. BOWMAN and LONA P. BOWMAN, 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 Dayton, Ohio, this May 4th, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Never

NOTARIAL SEAL
STATE OF OHIO

MEGAN L. GASKIN, ESQ.
Notary Public, State of Ohio
My Commission does not
expire per O.R.C. § 147.03

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 459 on the Plan of Final Plat Riverwalk , Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 Anthony N. Herring, unmarried and Lindsey Madison, unmarried, joint tenants with right of survivorship by Warranty deed from Steven Byron and wife, Jane P. Byron of record in Instrument No. 20071102-0129452 Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on November 02, 2007.

Lindsey Madison having since married Anthony N. Herring and is now known as Lindsey Madison Herring.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20020425-0051371 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

Open Space and Common Area of record in Instrument No. 20020424-0050564 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.

Charter Right of Way for CSX Transportation Railroad.

Easement for Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee.

Easements for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for Davidson County, Tennessee.

Easement for Road and Utility Access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7143 Riverfront Drive Nashville TN 37221

Being the same property conveyed to RICHARD G. BOWMAN and wife, LONA P. BOWMAN, by Warranty Deed of record from ANTHONY N. HERRING and LINDSEY MADISON HERRING husband and wife, in Instrument No. 20190916-0093312, 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, as well as the following:

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

This is improved property known as 7143 Riverfront Drive, Nashville, Tennessee 37221

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 true and exact copy of the original document executed and authenticated according to law on May 4 ,2022 (date of document).

Signature

5/4/22

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of May, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026