Karen Johnson Davidson County
Batch# 880665 DEEDWARR
06/29/2022 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $3,511.30
20220629-0075269

Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $949,000.00

Affiant

Subscribed and sworn to before me this 28th day of June, 2022.

Notary Public
My commission expires: 12-18-23

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF SHERI ENGEL

Address of New Owner:	Send Tax Bills to:	Tax Information
Tracy Ann Bowling and Robert S. Bowling 1003 3rd Avenue South Nashville, TN 37210	Capital Bolt & Screw 1003 3rd Avenue, South Nashville, TN 37210	092-09-3K-003-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas M. Johnston, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tracy Ann Bowling, and Robert S. Bowling, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 2A of City View @ Trevor, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for City View @ Trevor a Horizontal property Regime with Private Elements of record in as Instrument No. 20180412-0034453, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of City View @ Trevor a Horizontal Property Regime with Private Elements contained in said Declaration the plat file ad Exhibit "B" to said Declaration appearing in Instrument No. 20180412-0034453 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas M. Johnston, an unmarried man, by deed from YMZ Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200218-0018097, Register's Office for Davidson County, Tennessee, and dated February 18, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of City View @ Trevor of record in Instrument No. 20180412-0034453 Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Private Water Services of record in Instrument No. 20181128-0116069 Register's Office for Davidson County, Tennessee.

10. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20180412-0034453 in the official records of the Davidson County Register of Deeds.

11. By-Laws of record in Instrument No. 20180412-0034453 Register's Office for Davidson County, Tennessee.

12. Charter for City View @ Trevor Corporation of record in Instrument No. 20180412-0034665 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3118 Trevor Street, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 24th day of June, 2022.

Thomas M. Johnston

202206290075269

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2022, before me personally appeared Thomas M. Johnston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2022.

Sheri Engel

Notary Signature
My commission expires: 12-18-23

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 24th day of June, 2022

Sheri Engel

Dated 6/22/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of June, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY