WARRANTY DEED

Karen Johnson Davidson County
Batch# 891817 DEEDWARR
07/21/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,798.05
20220721-0083470

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,026,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/20/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3989

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffrey L. Bailey and Melinda Bailey	New Owners	104-09-0Y-001.00-CO and ~~002.00-CO~~ and
133 and 135 Bowling Ave		104-09-0Y-002.00-CO
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert Stewart and Sarita Stewart, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey L. Bailey and Melinda Bailey, husband and wife

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, TO-WIT:

BEING A TRACT OR PARCEL OF LAND LOCATED IN THE 24TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF BOWLING AVENUE, NORTH OF WEST END AVENUE, SAID LAND BEING THE NORTHERL 70 FEET 6 INCHES OF THE SOUTHERLY 75 FEET AND SIX INCHES OF LOT NO. 50, BLOCK 5, DIVISION "A" OF THE RICHLAND REALTY COMPANY PLAN OF LOTS OF RECORD IN PLAT BOOK 161, PAGE 151, R.O.D.C., TN., AND DESCRIBED ACCORDING TO BOUNDARY SURVEY BY JOHN ALAN HOOD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1838, DATED MARCH 12, 2019, AS FOLLOWS:

BEGINNINGAT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF BOWLING AVENUE (70 WIDE R.O.W), SAID ROD BEING THE SOUTHEAST CORNER OF THE PART OF LOT NO. 50, BLOCK 5, DIVISION "A" OF THE RICHLAND REALTY COMPANY PLAN OF LOTS OF RECORD IN PLAT BOOK 161, PAGE 151, R.O.D.C.,TN, OWNED BY ROBERT & SARITA STEWART LAND (INSTRUMENT NO.20110111-0002852 R.O.D.C.,TN) AND BEING LOCATED S 23° 36' 55" E 124.56 FEET FROM THE SOUTHWEST R.O.W. INTERSECTION OF RICHLAND AVENUE AND SAID BOWLING AVENUE AT THE ORIGINAL NORTHEAST CORNER OF SAID LOT NO. 50, BLOCK 5, DIVISION "A" OF THE RICHLAND REALTY COMPANY PLAN OF LOTS OF RECORD IN PLAT BOOK 161, PAGE 151, R.0.D.C.,TN.

A PLAN OF THE PROPERTY DIVIDING IT INTO BLOCKS IS OF RECORD IN PLAT BOOK 161, PAGE 151, R.O.D.C., TN BUT DOES NOT SHOW THE BLOCKS SUBDIVIDED INTO SMALL LOTS. ADJACENT DEED DESCRIPTIONS CALL FOR THE SMALLER LOTS BEING DESCRIBED ACCORDING TO A PRINTED COPY OF AN UNREGISTERED PLAN SUBDIVISION SUBDIVIDING SAID BLOCKS INTO LOTS;

THENCE WITH SAID WESTERLY MARGIN OF BOWLING AVENUE S 23° 36' 55" E 70.50 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE CONGREGATION SHERITH ISRAEL LAND (BOOK 1781, PAGE 500, R.O.D.C., TN);

THENCE LEAVING SAID WESTERLY MARGIN WITH SAID CONGREGATION SHERITH ISRAEL LAND S 66° 31' 22" W 99.66 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF LOT 12, RESUBDIVISION OF LOT 6, RICHLAND HALL (INSTRUMENT No. 20170718-0072022, R.O.D.C, TN, OWNED BY MIKE FORD CUSTOM BUILDERS, LLC, (INSTRUMENT No. 20150619-0059102 R.O.D.C., TN); THENCE WITH SAID LOT 12 N 23° 38' 59" W 70.50 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE PORTION OF SAID LOT NO. 50, BLOCK 5 OWNED BY SARAH TAVENNER (INSTRUMENT NO. 20180618-0058379 R.O.D.C.,TN);

THENCE WITH SAID TAVENNER & STEWART N 66° 31' 22" E 99.70 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, but separately described here for purposes of clarity and completeness, is the following described property:

Land in Davidson County, Tennessee, being Unit Nos. A & B, together with all common areas and open space, on the Plan of Bowling Avenue Carriage House, a Townhouse Planned Unit Development, (Horizontal Property Regime) created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants,

Conditions and Restrictions for Bowling Avenue Carriage House, a Townhouse Planned Unit Development, (Horizontal Property Regime) with Private Elements, of record in Instrument No. 20191213-0128814, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D". Reference is hereby made to the Plan of Bowling Avenue Carriage House, a Horizontal Property Regime as shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20191213-0128814, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said units and common areas.

Being all of the same property conveyed to Robert Stewart and wife, Sarita Stewart by Deed dated September 27, 2019, from Congregation Sherith Israel, a Tennessee Non-Profit Corporation of record in Instrument No. 20190930-0099185, said Register's Office for Davidson County, Tennessee.

The Grantor, Robert Stewart and wife, Sarita Stewart, are the sole owners, members or interested parties as to the Bowling Avenue Carriage House, a Townhouse Planned Unit Development, Horizontal Property Regime (the "Regime"). The Grantee shall have the full right and authority to amend, alter, modify, restate or change the Regime, including without limitation, the right and authority to completely void and vacate the Regime, restoring the property to its condition as it existed prior to the creation of the Regime, all as determined by the Grantee in the Grantee's sole discretion.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 133 and 135 Bowling Avenue Nashville, TN 37205

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 in 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 hand on July 20, 2022.

Robert Stewart

Sarita Stewart

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert Stewart and Sarita Stewart, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 20, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3989

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 20, 2022.

J. Carlton Drumwright

July 20, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 20, 2022.

Notary

My Commission Expires: 12/18/22

