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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13609-BW

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 907290 DEEDWARR
08/24/2022 10:21:58 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20220824-0095525

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2022

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tower Vision, LLC	New Owner	
2918 Demona Dr.		053-07-0-049.00
Austin, TX 78733		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joyce Fowler, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tower Vision, LLC**

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 28 on the Revised Plan Section "F", Village of Old Hickory, of record in Plat Book 1424, Page 131 and 132, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 is described as beginning with an iron pin at the southwest corner of Lot No. 28 and running thence the following courses and distances: North 0 degrees, 53 Minutes East 65 feet to an iron pin; thence South 88 degrees, 38 Minutes East 137.6 feet to an iron pin; thence South 14 degrees, 17 Minutes West 68 feet to an iron pin; thence North 88 degrees, 38 Minutes West 122.9 feet to an iron pin to the point of beginning, containing .20 acres, more or less.

Being the same property conveyed to Richard Van Kluyve, a married man by Warranty deed from Allie W. Fyke of record in Instrument No. 20171228-0132002 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 28, 2017.

Being the same property conveyed to Betsy Ham by Warranty deed from Richard Van Kluyve and wife, Rachel Van Kluyve of record in Instrument No. 20201019-0121418 Register's Office for Davidson County, Tennessee, dated October 05, 2020 and recorded on October 19, 2020.

Correction Of Warranty Deed Recorded On May 10, 2021, and Recorded in Instrument No. 20210510-0062803 in the Register's Office Of Davidson County, Tennessee.

Being the same property conveyed to Joyce Fowler by Warranty deed from Betsy Ham, an unmarried woman of record in Instrument No. 20210511-0063559 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 11, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **1703 Bondurant Street E, Old Hickory, TN 37138**

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. 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 our hands this the 22 day of August, 2022.

Joyce Fowler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Fowler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of August, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY