Karen Johnson Davidson County
Batch# 907702 DEEDWARR
08/24/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20220824-0095611

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Memphis Investment Properties	**Kiavi Funding, Inc. Its**	**03413015300**
1395 Florence Ave	**2 Allegheny Center, Nova Tower 2, Suite 200**	
Madison, TN 37115	**Pittsburgh, PA 15212**	

FOR AND IN 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 ACKNOWLEDGE, WE,

James Bowlin and Carole Walker and John Bowlin and David Bowlin

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

Memphis Investment Properties III, LLC, a Delaware limited liability company

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 Lot No. 34, on the Plan of East Lawn, Block C, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to John R Bowlin and wife, Dorothy L Bowlin, by Cash Deed for Tennessee from Samuel R Pierce, Jr, Secretary of Housing and Urban Development of Washington, DC, dated October 13, 1981, of record in Book 5805, Page 845, in the Register's Office for Davidson County, Tennessee. Dorothy L Bowlin died May 5, 2022. John R. Bowlin died on 6/1/83 leaving Dorothy L. Bowlin as the surviving tenant. Dorothy L. Bowlin died testate on 5/5/22. By Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Case No. 22P1039, the property hereinabove described was devised to James Bowlin, Carole Walker, John Bowlin, and David Bowlin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1395 Florence Ave, Madison, TN 37115.

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 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.

James Bowlin Date: 8/23/22

Carole Walker Date: 8/23/22

John Bowlin Date: 8/23/22

David Bowlin Date: 8/23/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James Bowlin, Carole Walker, John Bowlin, and David Bowlin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/23/2022 (date of document).

Jennifer Russell
Affiant Signature

8/24/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of August 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

