Karen Johnson Davidson County
Batch# 913692 DEEDWARR
09/07/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220907-0100335

Name and Address of New Owner:
Brian Gainous
PO Box 208
Goodlettsville, TN 37070

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083-10-0-164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William H. Bowman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Gainous,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in the 23rd Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 45 on the Plan of Lockeland, East Nashville, as shown of record in Plan Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the northerly side of Forrest Avenue and extends back between parallel lines 162 1/2 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to William H. Bowman by Affidavit of Heirship from Margaret Beatrice Rinehart, recorded on October 6, 2021, of record in Instrument No. 20211006-0134297; Instrument No. 202209070100333 and Instrument No. 202209070100334, Register's Office for Davidson County, TN.

Being the same property conveyed to Ernest E. Rinehart* by Deed from Goldman Forkum and wife, Lola Forkum, recorded on July 11, 1968, of record in Book 4250, Page 158, Register's Office for Davidson County, TN.

*Ernest E. Rinehart died on December 24, 1980 and was survived by his wife, Margaret Beatrice Rinehart.

This is property also known as 1619 Forrest Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2022.

William H. Bowman (SEAL)
William H. Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared William H. Bowman, 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 31st day of August, 2022.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 31st day of August, 2022.

Notary Public
My commission expires:_____
File No. 2022-4883

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/31/22 (date of document).

Affiant Signature

9/7/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

