When recorded, return to:
Stewart Title Company Southland Division
216 Centerview Drive Suite 360
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18613-KS

Karen Johnson Davidson County
Batch# 915153 DEEDWARR
09/12/2022 09:19:24 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20220912-0101557

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of September, 2022.

Notary Public
My Commission Expires: 10/11/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tina M. Bowdish and Brian W. Bowdish 1829 Amesbury Lane Nashville, TN 37221	Tina M. Bowdish and Brian W. Bowdish 1829 Amesbury Lane Nashville, TN 37221	141 05 0A 682.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Renee Hitchcock, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tina M. Bowdish and Brian W. Bowdish, a married couple**, hereinafter called the Grantee(s), his/her/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. 682 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Renee Hitchcock, unmarried, by Quitclaim Deed from William Hitchcock, unmarried, dated and recorded August 18, 2022, as Instrument No. 20220818-0093818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Hitchcock and Renee Hitchcock, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated September 28, 2018 and recorded on October 1, 2018 as Instrument No. 20181001-0097108, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1829 Amesbury Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th JM day of September, 2022. RFH

GRANTOR:

Renee Hitchcock

STATE OF TENNESSEE
COUNTY OF Davidson

JM Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~William Hitchcock and~~ Renee Hitchcock, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024