(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

State of Tennessee)
County of ~~Davidson~~) Cheatham

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Kimberly Denise Bowman
Affiant

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

Notary Public:
My Commission Expires: 4-19-26

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/19/2026
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 915926 DEEDWARR
09/13/2022 11:22:11 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20220913-0102180

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Julio Chunga 852 Stoner Mill Lane Hermitage, TN 37076	New Owner	076-09-0-004.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kimberly Denise Bowman, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Julio Chunga, an unmarried man and Hilda Rosa Chunga, an unmarried woman** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Stoner Mill, Section Two, as of record in Book 6900, Page 904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Randall J. Bowman and wife, Kimberly Denise Bowman by Warranty Deed from Landmark Properties, Inc., dated 3/9/1990 and recorded 3/21/1990 in Book 8069, Page 504, Register's Office for Davidson County, Tennessee. Randall J. Bowman has since died on March 19, 2017 leaving Kimberly Denise Bowman as surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictive Covenants of record in Book 7847, Page 63, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown plat of record in Book 6900, Page 904, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 852 Stoner Mill Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 9th day of September, 2022.

Kimberly Denise Bowman

Kimberly Denise Bowman

State of Tennessee)
County of ~~Davidson~~) Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kimberly Denise Bowman, the bargainor(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 and official seal, this 9 day of September, 2022.

Commission Expires:
4-19-24

Notary Public

DONYETTA LARK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/19/2026
COUNTY OF RUTHERFORD