FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00 Affiant Notary My Commission Expires: 7/9/24 SUBSCRIBED AND SWORN TO BEFORE ME THIS:

Karen Johnson Davidson County
Batch# 932457 DEEDWARR
10/21/2022 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20221021-0114812

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
25 Jefferson Street Suite T-1, Clarksville, Tennessee 37040

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
William Dotson Virginia Bowers 1615A Branch Street Nashville, TN 37216	Ascend Federal Credit Union PO Box 1210 Tullahoma, TN 37388	072 15 0Z 001.00

THIS WARRANTY DEED OF REALTY, executed as of October 20, 2022, by **Kyle Werner and Rachel Werner, husband and wife,** (collectively the "Grantor"), for consideration paid, grant to **Virginia Bower and William Dotson, wife and husband,** (collectively the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 1615A Branch Street, Nashville, Tennessee, 37216 and bounded and described as follows:

Land in Davidson County, Tennessee, being Unit 1615A, 1615 Branch Street Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160328-0029101, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle Werner and Rachel Werner, husband and wife, by Warranty Deed from Daniel Lee Starnes and Catherine Parrish Simpson Starnes, husband and wife, of record in Instrument No. 20191113-0116831, in the Register's Office for Davidson County, Tennessee, dated November 7, 2019 and recorded on November 13, 2019.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Kyle Werner

Rachel Werner

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Kyle Werner and Rachel Werner, 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 on this October 20, 2022.

My Commission Expires: 4/28/26

Notary Public

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 21, 2022

Affiant Signature

Date: 10/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 21, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

