Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22090865

Karen Johnson Davidson County
Batch# 942253 DEEDWARR
11/17/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $927.96
20221117-0122349

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $250,800.00.

Emilee Gibson
Affiant

Kelly Dorsey
State of Tennessee
Notary Public
Rutherford County

Subscribed and sworn to before me, this 15th day of November, 2022.

Kelly Dorsey
Notary Public
My Commission Expires: 2.22.25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tina & Delbert Thigpen	Tina & Delbert Thigpen	074-16-0-091.00
5005 Bonnawell Drive	771 Starpoint Drive	
Hermitage, TN 37076	Gallatin, TN 37066	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elaine Lynch, as Beneficiary and as Executrix of the Estate of Thomas Michael Bowling**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tina Thigpen and Delbert Thigpen, wife and husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Hermitage Hills, Section Five of record in Plat Book 3300, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 394 fronts 85 feet on the Southerly side of Bonnawell Drive and Extends back 161.6 feet on the westerly line and 153.8 feet on the easterly line to a dead line measuring 85.4 feet thereon.

Being the same property conveyed to John P. Brown III, Trustee by Quitclaim Deed from Thomas Michael Bowling, Executor for the Estate of Gertrude Olsen Bowling of record in Instrument No. 20110415-0029076, Register's Office for Davidson County, Tennessee, dated April 13, 2011 and recorded on April 15, 2011 and within the same deed the said John P. Brown III, Trustee conveyed his interest in the subject property to Thomas Michael Bowling, unmarried. The said Thomas Michael Bowling died on July 20, 2022. In accordance with the terms of the Will, Elaine Lynch is named Executrix of the Estate of Thomas Michael Bowling e-filed in the Probate Court of Davidson County, Tennessee, on August 10. 2022, Case No. 22P1505.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5005 Bonnawell Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 15th day of November, 2022.

Estate of Thomas Michael Bowling

BY: Elaine Lynch
Elaine Lynch, Beneficiary

Estate of Thomas Michael Bowling

BY: Elaine Lynch
Elaine Lynch, Executrix

State of Massachusetts
County of Berkshire

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elaine Lynch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2022.

Jesus Arce
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 04, 2027

Notary Public at Large
My Commission Expires: 11/4/2027

State of Massachusetts
County of Berkshire

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elaine Lynch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix for the Estate of Estate of Thomas Michael Bowling, and that she is authorized by the Estate to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of November, 2022.

Jesus Arce
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 04, 2027

Notary Public at Large
My Commission Expires: 11/4/2027

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 11/15/22 (date of document).

Emilee Gibson
Affiant Signature

11/17/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of November, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202211170122349