WARRANTY DEED

Karen Johnson Davidson County
Batch# 947165 DEEDWARR
12/05/2022 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20221205-0126451

File #22-KA-2824-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/17/2023 (AFFIX SEAL)

CHARBETH P. MILLS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haley Sowell and Demarco Garner (NAME)	New Owner (NAME)	
2824 Creekview Dr. (ADDRESS)	(ADDRESS)	**150-01-0-220.00**
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAYNA BISHOP, A SINGLE WOMAN, AND MICHAEL BISHOP, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HALEY SOWELL, A SINGLE WOMAN, AND DEMARCO GARNER, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 673 on the Plan of Edge-O-Lake Estates, Section 16 of record in Plat Book 4175, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dayna Bishop, a single woman and Michael Bishop, a single man by Warranty Deed from CMJ Developments Inc., of record in Instrument No. 20200624-0068127 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 24, 2020.

This conveyance is subject to:
* Property Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 4175, Page 157, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 4468, Page 565 and Book 4549, page 802, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2824 Creekview Drive, Nashville, TN 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st day of December, 2022.

Dayna Bishop by C. Loy Carney, Attorney-In-Fact

Dayna Bishop by C. Loy Carney, her Attorney-In-Fact

Michael Bishop by C. Loy Carney, Attorney-In-Fact

Michael Bishop by C. Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAYNA BISHOP, and who acknowledged he/she/they executed the same as the free act and deed of the said DAYNA BISHOP.

Witness my hand, at office, this 1st day of December, 2022.

Megan Paulus

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL BISHOP, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL BISHOP.

Witness my hand, at office, this 1st day of December, 2022.

Megan Paulus

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

Required under T.C.A. Section 66-24-101(d)(3) after July 1, 2021

I, Jill Simmons 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 December 1, 2022 (date of document).

Jill Simmons — 12/2/2022

Custodian's Signature **Date**

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 2ND **day of** December, 2022.

Notary Public

My Commission Expires: 10/16/27

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY