Karen Johnson Davidson County
Batch# 958163 DEEDWARR
01/05/2023 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,386.50
20230105-0001081

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Randy Thornton, Jr 1109 Kellow A Street Nashville, TN 37208	Same as Owner	081-03-1Z-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Noonan Group Partners, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Randy Thornton, Jr, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 1109 Kellow Street Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211129-0157358 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Edison Bowman and wife, Jimmie Lou Bowman, by Warranty Deed from Herbert R. Rich, Trustee, of record in Book 3922, page 80, Register's Office for Davidson County, Tennessee dated August 6, 1965, and recorded August 10, 1965.

Edison Bowman having predeceased Jimmie Lou Bowman, who was later known as Jimmie Lou Ransom, leaving her as surviving tenant by the entirety. Jimmie Lou Ransom having died testate on October 22, 2016. Order Probating Last Will and Testament for Muniment of Title Only having been filed in Case No. 21P884, Probate Court for Davidson County, Tennessee. Said Last Will and Testament devised the property to Bobbye L. Sherrell and Stanley A. Bowman.

The said Stanley A. Bowman having died intestate on or about February 10, 2020. See Affidavits of Heirship recorded in Instrument Nos. 20210823-0113507, 20210823-0113508, and 20210823-0113509, Register's Office for Davidson County, Tennessee dated June 23, 2021, and recorded August 23, 2021. Said Affidavits of Heirship note that Tara Bowman is the sole heir at law.

Being a portion of the same property conveyed to Ke Qin by Warranty Deed from Bobbye L Sherrell and Tara Bowman of record in Instrument No. 20211118-0153393 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021.

Being a portion of the same property conveyed to Noonan Group Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Ke Qin of record in Instrument No. 20220211-0016222 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on February 11, 2022.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of January, 2023.

Noonan Group Partners, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Alicia Allen-Burger, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christina Wilbert of the state and county mentioned, personally appeared Alicia Allen-Burger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Noonan Group Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Alicia Allen-Burger as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 5th day of January, 2023.

Notary Signature

Printed Name: Christina Wilbert

My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $645,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
5th day of January, 2023.

Notary Public
My commission expires: 1-6-2025
File No. 2022-1254

Tennessee Certification of Elctronic Document

I, Christina Gilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 1-5-2023 (date of document).

Affiant Signature

1-5-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of January, 2023.

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL