Karen Johnson Davidson County
Batch# 972672 DEEDWARR
02/21/2023 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20230221-0012118

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 873553 499958-006174 Tracey Haddad	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ 599,000.00 Ashley Nicole Danner Affiant Subscribed and sworn to before me, this the 21st day of Feby, 2023. Notary Public My commission expires: 2/7/27 (Affix Seal)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **Ashley Nicole Danner**	NAME: Cadence Bank
STREET ADDRESS: **928 Thomas Ave. Nashville TN 37216**	STREET ADDRESS: 201 South Spring St. Tupelo, MS 38804
MAP & PARCEL NO.: **072-06-0X-002.00-CO**	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric Bowlby and Maris Bowlby, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Ashley Nicole Danner, a single woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 928 Thomas Ave, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 22nd day of December, 20 22.

X _____
Eric Bowlby

X _____
Maris Bowlby

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eric Bowlby, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of December, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Maris Bowlby, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of December, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Unit 926B on the Plan of Homes at 926 Thomas Avenue, attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 926 Thomas Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No, 20160224-0017462, 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 Eric Bowlby and Maris Bowlby, husband and wife, by Warranty Deed from Allison Foelber, an unmarried woman, of record in Instrument No. 20201123-0137282, Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020. (Value of consideration shown in aforementioned deed $477,000.00.)

I, Sherri Engel, 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 this 22nd day of December, 2022.

Sherri Engel

Dated 2/21/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of February, 2023

My commission expires: 07/1/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY