(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 989259 DEEDWARR
04/06/2023 01 51 54 PM 2 pgs
Fees $13 00 Taxes $2,516 00

20230406-0025283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP APRIL 28, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
William D Netterville and Shailer B Netterville, and Gregory T Bowen and Ainsley Bowen	NEW OWNER	
(NAME)	(NAME)	160 08 0 067 00
5421 San Marcos Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BETTY J. GARRETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. NETTERVILLE AND SHAILER B. NETTERVILLE, HUSBAND AND WIFE AND GREGORY T. BOWEN AND AINSLEY BOWEN, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 40 on the plan of Hillview Estates, Section I, of record in Book 3600 at page 89, Register's Office for said County.

Said Lot No. 40 fronts 140.0 feet on the Westerly margin of San Marcos Drive and extends back 261.99 feet on the Northerly line and 289.63 feet on the Southerly line to a dead line in the rear, measuring 104.5 feet thereon.

Being the same property conveyed to Henry Fred Garrett, Jr., and wife, Betty J. Garrett, by Warranty Deed from Jerry Duff and wife, Linda Rebecca McElahney Duff, of record in Book 7633, Page 231, in the Register's Office of Davidson County, Tennessee, dated August 22, 1988 and recorded on August 22, 1988. The said Henry Fred Garrett, Jr. died on August 17, 2021, leaving his wife, Betty J. Garrett as sole surviving tenant by the entirety. Betty J. Garrett and Betty Jane Garrett are one and the same.

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

unimproved
This is improved x property, known as 5421 San Marcos Drive, Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

BOX 10-A

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 and assigns forever, and we do covenant with the said GRANTEES 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 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 6th day of April, 2023.

Betty J. Garrett by Yvonne Sherry Carpenter Attorney in Fact.

BETTY J GARRETT BY YVONNE SHERRY CARPENTER, ATTORNEY IN FACT

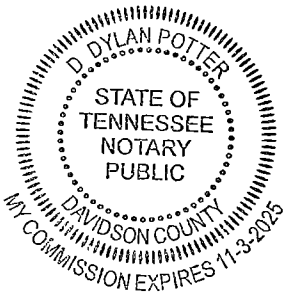
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Yvonne Sherry Carpenter, to me known to be the person who executed the foregoing instrument on behalf Betty J Garrett and acknowledged that she executed the same as the free act and deed of Betty J. Garrett

Witness my hand and official seal this 6th day of April, 2023

Commission expires



Notary Public