WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES.

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

G-PR-23-116

Karen Johnson Davidson County
(A Batch# 1008049 DEEDWARR
05/26/2023 09 49 38 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20230526-0039830

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Rhonda Windham and Michael Gowen, Jr.	**Guaranteed Rate, Inc.**	
(NAME) **116 Colbert Way**	(NAME) **3940 N Ravenswood Ave.**	**084-01-0F-013 00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Chicago, IL 60613**	
(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, **JOHN MCCLANAHAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHONDA WINDHAM AND MICHAEL GOWEN, JR., WIFE AND HUSBAND,** 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 Unit 13, Joule, as described in the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for said County, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to John McClanahan by Warranty deed from Joule, LLC, a Tennessee Limited Liability Company of record in Instrument No 20170714-0070919 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 14, 2017

The above described property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20160815-0084729, amended in Instrument No 20170426-0041065 and Instrument No. 20171204-0123409, Register's Office for Davidson County, Tennessee
- Easement of record in Book 2903, Page 520, in the Register's Office for Davidson County, Tennessee
- Easement to Comcast of record in Instrument Number 20180207-0012285, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4154, Page 190, in the Register's Office for Davidson County, Tennessee.
- Trunk Sanitary Sewer Easement of record in Book 3498, Page 632, in the Register's Office for Davidson County, Tennessee
- Agreement for Maintenance of Landscape Buffer of record in Instrument Number 20160815-0084730, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Street Right of Way of record in Instrument Number 20151221-0128088 and Instrument No. 20160108-0002230, in the Register's Office for Davidson County, Tennessee.
- Public Access Easement of record in Instrument Number 20160518-0049528, in the Register's Office for Davidson County, Tennessee
- Restrictions for Stormwater Facilities of record in Instrument Number 20151102-0111071, 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 **improved** property known as **116 Colbert Way, Nashville, Tennessee 37206**

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 24th DAY OF MAY, 2023

John McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN MCCLANAHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24th of May, 2023.

Notary Public
My Commission Expires
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212