WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-2907-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008529 DEEDWARR
05/26/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230526-0040128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caleb Andrew Gilbreath and Amanda Kellie Sagal	New Owner	Map: 155030C02200CO
(NAME) 8036 Poplarwood Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA HOOD AND JAMES WILLIAM BOWDEN, HEIRS OF THE ESTATE OF LYNN FALL BOWDEN III AND BARBARA HOOD, EXECUTOR OF THE ESTATE OF LYNN FALL BOWDEN III,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CALEB ANDREW GILBREATH AND AMANDA KELLIE SAGAL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 22 on Revision One, Final Plat of Poplar Wood, Section II, a Planned Unit Development of record in Plat Book 9700, page 587, and by Boundary Plat of record in Book 9700, page 3, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Margaret Platt Bowden and husband, Lynn Fall Bowden, III, by deed of record in Instrument No. 20080703-0068921, Register's Office for Davidson County, Tennessee. The said Margaret Platt Bowden died August 28, 2014 and title vested in Lynn Fall Bowden, III, as surviving tenant by the entirety. The said Lynn Fall Bowden III died testate on April 12, 2022 and the Will was admitted to Probate as Probate No. 22P1048 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Heirs Under the Will of Lynn Fall Bowden, III.

See Affidavit of Heriship of record in Instrument No. 202305260040126 and Instrument No. 202305260040127, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 8036 Poplarwood Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 26th day of May, 2023.

The Estate of Lynn Fall Bowden III

BY: Barbara Hood
Barbara Hood
Heir

BY: James William Bowden
James William Bowden
Heir

BY: Barbara Hood
Barbara Hood
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara Hood and James William Bowden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Heirs of The Estate of Lynn Fall Bowden III the within named bargainer, and corporation, and that he/she as such Heirs being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of May, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara Hood with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of The Estate of Lynn Fall Bowden III the within named bargainer, and corporation, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of May, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/26/23.

Affiant Signature

5/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of May, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

