WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009695 DEEDWARR
05/31/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230531-0041126

File #23-PA-0908-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Hester	**Ark-La-Tex Financial Services LLC dba Benchmark Mortgage**	
(NAME)	(NAME)	
908 Clarke Street	**5160 Tennyson Pkwy, Suite 1000**	**044 15 0 218.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Plano, TX 75024**	
(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, **MONIER BOWLUS, A MARRIED PERSON, AND ANNALESE M. BOWLUS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL HESTER, A SINGLE MAN,** 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 Lot No. 214, on the Plan of Section "A", Village of Old Hickory, of recorded in Plat Book 1424, Page 68, 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 the same property conveyed to Annalese M. Bowlus, Unmarried and Monier Bowlus, Married, as joint tenants with rights of survivorship, by Warranty Deed from Lori M. Rice, of record in Instrument No. 20190604-0052910, in the Register's Office of Davidson County, Tennessee, dated May 30, 2019 and recorded on June 04, 2019.

Said property has never been the primary marital residence of the said Monier Bowlus.

Monier Bowlus being one and the same person as M. Bowlus.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "A", Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 68.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village of Old Hickory, as recorded in Plat Book 1835, Page(s) 87.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **908 Clarke Street, Old Hickory, TN 37138**.

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 30th day of May, 2023.

M. Bowlus
Monier Bowlus

Annalese M. Bowlus
Annalese M. Bowlus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2023, before me personally appeared Monier Bowlus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2023.

C. Loy Carney
Notary Signature
My commission expires:

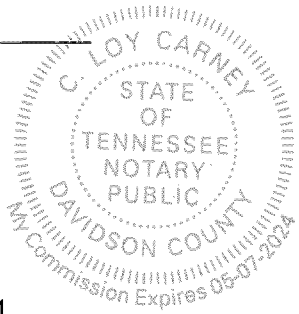


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2023, before me personally appeared Annalese M. Bowlus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2023.

C. Loy Carney
Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/30/23.

Date

Celia Stewart Rouse

Affiant Signature

5/30/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY