RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-14515-2023

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012291 DEEDWARR
06/07/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20230607-0043277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of June 2023

NOTARY PUBLIC

My commission expires: November 6, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N Mt Juliet Rd Ste 203 Mt Juliet TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Bowles and Christa Bowles **813 Bryan Street** Nashville, TN 37138	Same address as new owner	044-15-0P-01.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($449,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEREMY LINDGREN AND CHRIS HAYNES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY BOWLES AND CHRISTA BOWLES, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 813 Bryan Street, a horizontal property regime with private elements, of record in Instrument #20230130-0006693, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Jeremy Lindgren and Chris Haynes from Aisha Sierra, an unmarried woman, by Warranty Deed dated January 24, 2023 and recorded January 30, 2023 in Instrument #20230130-0006687, said Register's Office.

Being a portion of the same property conveyed to Aisha S. Glenn and James W. Glenn, III, wife and husband, from Christopher S. Hollingsworth and wife, Shawn M. Hollingsworth, by Warranty Deed dated November 21, 2016 and recorded November 29, 2016 in Instrument #20161129-0124953, said Register's Office. Pursuant to the Amended Final Decree of Divorce of record at Docket No. 21D981, in the Fourth Circuit Court for said County, a certified copy of which is of record in Instrument #20220517-0056745, said Register's Office, James W. Glenn, III, is divested of his interest in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ✓ unimproved X___ improved property, known as: 813 Bryan Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of June, 2023

GRANTOR(S)

Chris Haynes

Jeremy Lindgren

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Chris Haynes and Jeremy Lindgren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of June, 2023.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, Marty Berry, 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 61/23 (date of document).

Marty Berry

6/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 22, 2026