590

Karen Johnson Davidson County
Batch# 1022356 DEEDWARR
07/03/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230703-0050973

WARRANTY DEED

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 (455,000.00).

Debra A. Ripic
Affiant

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

Lou Anne Pollard
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 19, 2025
(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nancy Elizabeth Bowen and Spencer Craig Bowen (NAME)	**NEW OWNER** (NAME)	**073 11 0 053.00**
2310 Dundee Lane Nashville, TN 37214 (ADDRESS)	2310 Dundee Ln Nashville TN 37214 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of June, 2023, the undersigned, **DEBRA A. RIPIC, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NANCY ELIZABETH BOWEN AND SPENCER CRAIG BOWEN, WIFE AND HUSBAND** , hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2310 DUNDEE LANE, NASHVILLE, TN 37214** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Revision of Section One, Sunset View of record in Book 2663, Page(s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 180 fronts 75.1 feet on the North side of Dundee Lane and runs back between lines 148.5 feet on the East line and 147.3 feet on the West line as shown on a surveyor's certificate of record in Book 2706, Page 333, Register's Office for said County, to a dead line in the rear on which it measures 78.3 feet.
>
> Being the same property conveyed to Debra A. Ripic, a single person, by Warranty Deed from Maryann E. Ludden and Timothy B. Ludden, of record in Instrument No. 20190620-0059353, in the Register's Office of Davidson County, Tennessee, dated June 11, 2019, and recorded on June 20, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of June, 2023.

GRANTOR: Debra A. Ripic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Debra A. Ripic**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of June, 2023.

Notary Public

My Commission Expires
March 19, 2025
My Commission Expires

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/30/23 (date of document).

Affiant Signature

6/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025