Karen Johnson Davidson County
Batch# 1028481 DEEDWARR
07/19/2023 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20230719-0055755

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$379,900.00**

Subscribed and sworn to before me this 19th day of July, 2023.

Notary Public

Affiant

My Commission Expires: 4/26/25

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Hannah Merrell **469 Killarney Park** **Goodlettsville, TN 37072**	Same as New Owner	**025-08-0A-158.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TANA NICOLE BOWMAN, F/K/A TANA NICOLE BARTZ AND BRYCE KEITH BOWMAN, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **HANNAH MERRELL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Parkview Preserve Holding, LP, a Delaware Limited Partnership, of record in Instrument No. 20201125-0138366, in the Register's Office of Davidson County, Tennessee, dated November 24, 2020 and recorded on November 25, 2020.

Being the same property further conveyed to Tana Nicole Bartz, unmarried and Bryce Keith Bowman, unmarried, as tenants in common with right of survivorship by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210427-0055825 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 27, 2021.

This improved property known as: 469 Killarney Park, Goodlettsville, TN 37072.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 19th day of July, 2023.

Tana Nicole Bowman

TANA NICOLE BOWMAN
F/K/A TANA NICOLE BARTZ

BRYCE KEITH BOWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin F. Park,** a Notary Public in and for said County and State, **TANA NICOLE BOWMAN F/K/A TANA NICOLE BARTZ AND BRYCE KEITH BOWMAN,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 19th day of July, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 19 JULY, 2023.

Custodian's Signature — 07/19/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 19 day of JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023