PREPARED BY LOCKERT, HAMLIN & HAMLIN, PLLC
112 FREY STREET, ASHLAND CITY, TENNESSEE 37015

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Gary Bowie	NEW Owner	028 00 0 163.00
1912 Adelicia St		
Nashville, TN 37212		

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED SEVENTY THOUSAND DOLLARS ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **LINDA K. TURNBO, WILLIAM F. COLEMAN, TERRAN COLEMAN, CARY COLEMAN, DAVID HURN, SHERRY JOHNS, LILLIAN JENNINGS, VERONICA ROMERO, RICHARD RUSSEL, KRISTY RUSSELL**, and **RICKY LEE COLEMAN, JR. by and through his duly appointed Attorney-in-Fact, Linda K. Turnbo, ALL BEING THE SURVIVING HEIRS AT LAW OF LILLIAN MAE COLEMAN**, herein referred to as the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **GARY BOWIE**, referred to as the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of that parcel shown on the Final Plat, Coleman Property Subdivision, according to survey and plat of same appearing of record in Book 6050, page 528, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said parcel.

Being the same property conveyed to Lillian Mae Coleman by Quitclaim Deed from Michael J. Coleman, dated November 15, 2004, recorded November 16, 2004, of record in Instrument No. 20041116-0137746, Register's Office for Davidson County, Tennessee. The said Lillian Mae Coleman having since died intestate on May 7, 2012, property passing to her heirs at law: Rachel Ann Coleman, Michael Joe Coleman, Linda Kay Turnbo, Regina Gail Johnson, Ricky Lee Coleman, William F. Coleman and Betty Russell, as attested to in Affidavit of Heirship of record in Instrument No. 20150914- 0093211, said Register's Office; The Intestate Estate of Lillian Mae Coleman being Administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 13P-562. Regina Gail Johnson having since died on August 8, 2014, leaving no spouse and no children (see the aforementioned Affidavit of Heirship).

Ricky Lee Coleman, Sr. having since died on September 25, 2018 as an unmarried person and being survived by his only child, Ricky Lee Coleman, Jr. as attested by Affidavit of Heirship of record in Instrument No. _202307210056523__, Register's Office for Davidson County, Tennessee.

Michael Coleman having since died on June 11, 2019 as an unmarried person and being survived by his two children, Cary Coleman and Terran Coleman as attested by Affidavit of Heirship of record in Instrument No.202307210056524 Register's Office for Davidson County, Tennessee. Cary Coleman and Terran Coleman join in this instrument thereby conveying their entire interest in the subject property.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20728-DJ

Karen Johnson Davidson County
Batch# 1029516 DEEDWARR
07/21/2023 02:53:30 PM 10 pgs
Fees: $53.00 Taxes: $629.00
20230721-0056528

Betty Russell having since died on August 5, 2022 and being survived by her spouse, Richard Russell and her five children David Hurn, Sherry Johns, Lillian Jennings, Veronica Romero and Kristy Russell as attested by Affidavit of Heirship of record in Instrument No. 202307210056525 Register's Office for Davidson County, Tennessee. Richard Russell, David Hurn, Sherry Johns, Lillian Jennings, Veronica Romero and Kristy Russell join in this instrument thereby conveying their entire interest in the subject property.

Rachel Coleman having since died on September 6, 2022 as an unmarried person and without issue. Rachel Coleman being survived by her brother and sister Linda K. Turnbo and William F. Coleman as attested by Affidavit of Heirship of record in Instrument No.202307210056526 Register's Office for Davidson County, Tennessee

Ricky Lee Coleman, Jr. having executed a Limited Power of Attorney appointing Linda K. Turnbo as his lawful Attorney-in-Fact for the purpose of conveying the interest of Ricky Lee Coleman, Jr. in the subject property. Said Limited Power of Attorney being of record in Instrument No. 202307210056527, Register's Office for Davidson County, Tennessee.

This is property know more commonly as 6000 Marrowbone Lake Road, Joelton, TN 37080.

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, his heirs and assigns, forever. And we do covenant with the said Grantee 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 and to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

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 our hands this 29th day of June, 2023.

Linda K. Turnbo
LINDA K. TURNBO

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **LINDA K. TURNBO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of June, 2023 at Ashland City, Tennessee.

Maria C. Binkley
NOTARY PUBLIC
My Commission Expires: 09-21-2024

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

William F Coleman

WILLIAM F. COLEMAN

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **WILLIAM F. COLEMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28 day of June, 2023 at Ashland City, Tennessee.

SPENCER HANCE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 5/16/26

J. Coleman

TERRAN COLEMAN

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **TERRAN COLEMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of June, 2023 at 112 Frey Street Ashland City, Tennessee.

Maria C. Binkley

NOTARY PUBLIC
My Commission Expires: 09-21-2024

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

DAVID HURN

STATE OF Alaska)
COUNTY OF Mat-Su)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **DAVID HURN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of ~~June~~ July 2023 at MVFCU, Wasilla AK.

OFFICIAL SEAL
Barbara A. Glick
Notary Public-State of Alaska
My Comm. Expires: 03/09/2026

NOTARY PUBLIC
My Commission Expires: 3/9/2026

SHERRY JOHNS

STATE OF _____)
COUNTY OF _____)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **SHERRY JOHNS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ___ day of June, 2023 at _____, _____.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **DAVID HURN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ___ day of June, 2023 at _____, _____.

_____
NOTARY PUBLIC
My Commission Expires: _____

_____
SHERRY JOHNS

STATE OF FLORIDA **)**
COUNTY OF LEE **)**

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **SHERRY JOHNS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of ~~June~~ JULY KM 2023 at BONITA SPRINGS, FLORIDA.

KATHRYN M. MONDRY
Notary Public - State of Florida
Commission # HH 021220
My Comm. Expires Oct 12, 2024
Bonded through National Notary Assn.

_____
NOTARY PUBLIC
My Commission Expires: 10/12/2024

_____
LILLIAN JENNINGS

Lillian Jennings
LILLIAN JENNINGS

STATE OF TN
COUNTY OF Hamilton)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **LILLIAN JENNINGS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of June, 2023 at 112 Ashley Ln. TN 37320.

ERIC K. LOCKERT NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY MY COMM. EXPIRES MARCH 21, 2026

NOTARY PUBLIC
My Commission Expires: 03/21/2026

Kristy Russell
KRISTY RUSSELL

STATE OF TN
COUNTY OF Hamilton)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **KRISTY RUSSELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of June, 2023 at 112 Ashley Ln. TN 37320.

ERIC K. LOCKERT NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY MY COMM. EXPIRES MARCH 21, 2026

NOTARY PUBLIC
My Commission Expires: 03/21/2026

Veronica Romero
VERONICA ROMERO

STATE OF TN)
COUNTY OF Cheatham)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **VERONICA ROMERO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1 day of June, 2023 at 112 Frey Shores Hollow Tony 7.0.17 _____.

NOTARY PUBLIC
My Commission Expires: 03/21/2023

Richard Russell
RICHARD RUSSELL

STATE OF TN)
COUNTY OF Cheatham)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **RICHARD RUSSELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1 day of June, 2023 at 112 Frey Shores Hollow Sean 5.10.17 _____.

NOTARY PUBLIC
My Commission Expires: 03/21/2023

Cary Coleman
CARY COLEMAN

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **CARY COLEMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of June, 2023 at 112 Frey Street Ashland City, Tennessee.

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Maria C. Binkley
NOTARY PUBLIC
My Commission Expires: 09-21-2024

RICKY LEE COLEMAN, JR.
Ricky Lee Coleman Jr.
By: Linda K. Turnbo
LINDA K. TURNBO
Attorney-in-Fact for
Ricky Lee Coleman, Jr.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me a Notary Public in and for said State and County, the within named bargainor, **RICKY LEE COLEMAN, JR. by and through his duly appointed and authorized Attorney-in-Fact, Linda K. Turnbo**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who on oath, executed the foregoing instrument for the purposes therein contained, and who further acknowledge the she is the attorney in fact for Ricky Lee Coleman, Jr. and that she is authorized by Ricky Lee Coleman, Jr. to execute this instrument on his/her behalf.

Witness my hand and seal this the 29th day of June, 2023 at Ashland City, Tennessee.

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Maria C. Binkley
NOTARY PUBLIC
My Commission Expires: 09-21-2024

State of Tennessee)
County of Cheatham)

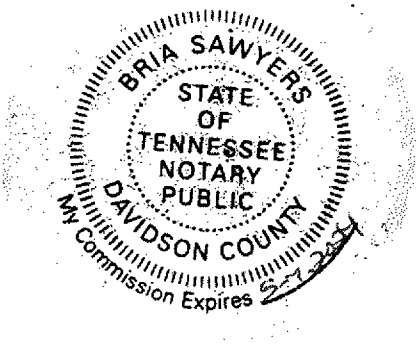
The actual consideration for this transfer or value of property (whichever is greater) is $170,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 20th day of ~~June~~ July, 2023.

NOTARY PUBLIC
My Commission Expires: 5-7-2024



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/20/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

