Karen Johnson Davidson County
Batch# 1032143 DEEDWARR
07/28/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230728-0058379

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **STEVEN A. MCBEE, TRUSTEE OF THE STEVEN A. MCBEE LIVING TRUST DATED MAY 20, 2002, AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSH BOWMAR AND SARAH BOWMAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 3, AS SHOWN ON THE MAP ENTITLED BOBBY J GOAD, SR PROPERTY, OF RECORD IN INSTRUMENT NO 20121126-0107770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY:

1. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE SUBJECT PROPERTY.

2. MATTERS SHOWN ON THE PLAN OF RECORD AS INSTRUMENT NO 20121126-0107770, SAID REGISTER'S OFFICE.

3. DRAINAGE EASEMENT OF RECORD IN BOOK 4920, PAGE 223, SAID REGISTER'S OFFICE.

4. EASEMENT DEED BY COURT ORDER OF RECORD IN INSTRUMENT NO 20140114-0003779, SAID REGISTER'S OFFICE.

5. TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN THE RIGHT-OF-WAY OF CSX RAILROAD.

THIS BEING THE SAME PROPERTY CONVEYED UNTO STEVEN MCBEE, TRUSTEE OF THE STEVEN MCBEE TRUST DATED MAY 20, 2002, BY GENERAL WARRANTY DEED FROM BOBBY J GOAD, SR AND DIANE H GOAD, DATED NOVEMBER 30, 2021, OF RECORD IN INSTRUMENT NO 20211208-0162484, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS MADE TO THE SCRIVENER'S AFFIDAVIT OF CORRECTION AS TO THE GRANTEE'S NAME OF RECORD IN INSTRUMENT NUMBER 20230721-0056395, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This is unimproved property known as 155 LONG HOLLOW PIKE, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 25th day of July, 2023.

THE STEVEN A. MCBEE LIVING TRUST DATED MAY 20, 2002 AND ANY AMENDMENTS THERETO

BY: Steven A. McBee
STEVEN A. MCBEE, TRUSTEE

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,STEVEN A. MCBEE, TRUSTEE OF THE STEVEN A. MCBEE LIVING TRUST DATED MAY 20, 2002 AND ANY AMENDMENTS THERETO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 25th of July, 2023.

Dana Robertson
Notary Public
My Commission Expires: 01/14/2026
Notarized online using audio-video communication

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
Online Notary Public
My Commission Expires
January 14, 2026

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$1,150,000.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2023.

Summer Wood
NOTARY PUBLIC
My commission expires 7/17/2024

SUMMER WOOD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
JOSH BOWMAR and SARAH BOWMAR
103 INDUSTRIAL PARKWAY
GALLATIN, MO 64640

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 026 01 0 154.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 07/25/2023 (date of document).

Brittney Clark
Affiant Signature

07/28/2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 28th day of July, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

