Karen Johnson Davidson County
Batch# 1032688 DEEDWARR
07/31/2023 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20230731-0058877

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Dickson

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00.

Affiant

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

Notary Public
My commission expires: 01/21/26

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 01/21/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jonathon P. Bowers, Belinda A. Bowers, and Abrahm Bowers 704 Blue Brick Place, Nashville, TN 37076	New Owner	064-12-0A-704-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tucker Scott Haynes, Martyn Taylor Haynes, and Lisa Haynes Stone, as tenants in common, with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathon P. Bowers and Belinda A. Bowers, a married couple, and Abrahm Bowers, a single person, as joint tenants,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 704, of Fox Run Condominiums, First Revision — Part of Section 2, as of record in Book 5200, Page 357, Registers of Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the property conveyed to Fox Run Company, Inc., by Warranty Deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 6075, Page 159, Register's Office for Davidson County, Tennessee and re-recorded in Book 6081, Page 541, said Register's Office.

Being the same property conveyed to Frances M. Haynes by Warranty Deed from Fox Run Company, Inc., a Tennessee corporation, of record in Book 6318, Page 92, Register's Office for Davidson County, Tennessee. A portion of such property was previously conveyed to the Grantees hereunder by deed of record in Book 9495, Page 83, and Book 9578, Page 581, said Register's Office.

Being the same property of which a portion was conveyed to Tucker Scott Haynes, Martyn Taylor Haynes and Lisa Haynes Stone by Quitclaim Deed from Frances M. Haynes, of record in Book 9927, Pages 568 and 569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tucker Scott Haynes, Martyn Taylor Haynes, and Lisa Haynes Stone, as tenants in common, with a right of survivorship, by Quitclaim Deed from Frances M. Haynes, in which Frances M. Haynes reserved a Life Estate interest, dated May 11, 2015, and recorded May 11, 2015, of record in Instrument No. 20150511-0043092, Register's Office of Davidson County, Tennessee. Frances M. Haynes having since died May 14, 2015.

Lisa Haynes Stone is now known as Lisa Haynes Ward.

This is [x] improved [ ] unimproved property known as 704 Blue Brick Place, Nashville, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 28th day of July , 2023.

Lisa Haynes Ward

Martyn Taylor Haynes

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson
AP

On this 28th day of July, 2023, before me personally appeared **Lisa Haynes Ward and Martyn Taylor Haynes** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

Notary Signature
My commission expires: 12/02/2023

AJIA PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-02-2023

Tucker Scott Haynes

Tucker Scott Haynes

STATE OF TENNESSEE
COUNTY OF Knox

On this 27th day of July, 2023, before me personally appeared, **Tucker Scott Haynes**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2023.

Notary Signature
My commission expires: 4-5-25

JENYE R YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 4-5-2025

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 7-28-23 (date of document).

Jami K. Averwater

Signature

7-31-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of July, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

