Karen Johnson Davidson County
Batch# 1034653 DEEDWARR
08/04/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230804-0060468

WARRANTY DEED

2023-07-1104

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of August, 2023.

Brooke Hicks
(Affix Seal) Notary Public

My Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Debra Drone 8593 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	Map/Parcel 142-09-0D-173.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce Manning Bowman, Sole Devisee under the Last Will and Testament of Christine Luther Bowman and Executor of the Estate of Chrisine Luther Bowman, Davidson County Circuit Court, Probate Case No. 23P805**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra Drone, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Unit No. 8593, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Book 7900, page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et . seq. and annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christine L. Bowman, an unmarried woman by Warranty deed from Robin L. Rose, an unmarried woman of record in Instrument No. 200307141-0098120 Register's Office for Davidson County, Tennessee, dated July 02, 2003 and recorded on July 14, 2003. Said Christine L. Bowman having deceased on March 09, 2023, with her Will having been filed for Probate in Davidson County Circuit Court Probate Division, case number 23P805. The subject property has never been the principal residence of the Grantor's spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8593 Sawyer Brown Road, Nashville, TN 37221 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

Effective 3RD day of August, 2023:

Bruce Manning Bowman

The Estate of Christine Luther Bowman

By: , Executor
Bruce Manning Bowman, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of August, 2023, before me personally appeared Bruce Manning Bowman, Executor and Sole Heir of The Estate of Christine Luther Bowman, 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 3 day of August, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 4, 2023 (date of document).

Affiant Signature

August 4, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023