Karen Johnson Davidson County
Batch# 1048557 DEEDWARR
09/11/2023 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20230911-0071172

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2023. Notary Public My commission expires: 10/17/2023

JONNIE L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Groundly Home Owner LLC Attn: Asset Servicing 1114 Avenue of the Americas New York, NY 10036	SAME	16203008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH BOWEN** and **BRANDON BOWEN**, married (collectively, the "Grantors"), have bargained and sold, and by these presents do sell, transfer,

and convey unto **GROUNDLY HOME OWNER LLC**, a Delaware limited liability company (the "Grantee"), its successors, and its assigns, effective as of this 11th day of September, 2023 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Colewood Hills, Section One, of record in Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Sarah Bowen and Brandon Bowen, married, by deed from A & C Property Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20220406-0039987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantee; and

2. Matters shown on the Plan of record in Book 4300, page 130, Register's Office for Davidson County, Tennessee.

This is improved property known as 5033 McLendon Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 Grantors further covenant and bind Grantors, their heirs, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

Sarah Bowen

Sarah Bowen

Brandon Bowen

STATE OF ILLINOIS)
COUNTY OF Winnebago)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH BOWEN**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2023.

Notary Public

My Commission Expires: 12-17-25

JODI ADAMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 17, 2025

STATE OF ILLINOIS)
COUNTY OF Winnebago)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON BOWEN**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2023.

Notary Public

My Commission Expires: 12-17-25

JODI ADAMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 17, 2025

True Copy Certification

I, William T. Smith, 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 September 11, 2023.

Affiant Signature

Date: 9/11/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of September, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

