WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-ER-23-209

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1050322 **DEEDWARR**
09/15/2023 11 30 26 AM 2 pgs
Fees. $13 00 Taxes $925 00

20230915-0072476

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Tonya Hartzfeldt	**New Owner**	
(NAME)	(NAME)	**060-11-0-011.00**
209 Kennith Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERBERT D. SOWELL** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONYA HARTZFELDT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, Page 42, Register's Office for said County.

Said Lot No 35 fronts 189 32 feet on the Northerly side of Kenneth Drive extends back 290 feet on the Easterly line 202 3 feet on the Westerly line to a broken line in the rear measuring 187.6 feet thereon.

Being the same property conveyed to William E. Sowell and Willie Theresa Sowell by Warranty deed from Roy A Hamilton and Anna Mae Hamilton of record in Instrument No. 20010124-0007244 Register's Office for Davidson County, Tennessee, dated January 17, 2001 and recorded on January 24, 2001.

Said William E Sowell died on April 7, 2003, vesting Willie Theresa Sowell as surviving tenant.

Said Willie Theresa Sowell died testate on March 3, 2022 The said property vested at death in Williera Katrese Jones and Herbert D. Sowell as her sole surviving heirs at law as evidenced by affidavits of heirship of record in Instrument Number 20230915-0072473 and 20230915-0072474 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herbert D Sowell by QuitClaim Deed from Williera Katrese Jonese of record in Instrument No. 20230915-0072475 in the Register's Office for Davidson County Tennessee.

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Deed Book 2854, Page 42, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2902, Page 196 and as amended in Book 2904, Page 465, in the Register's Office for Davidson County, Tennessee
- Right of Way of Kennith Drive
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **209 Kennith Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 to the said GRANTEE(S), their heirs 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

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2023.

Herbert D. Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT D SOWELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2023

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212