Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230945739

Karen Johnson Davidson County
Batch# 1053468 **DEEDWARR**
09/25/2023 09 55 21 AM 2 pgs
Fees $13 00 Taxes $4,199 50

20230925-0074969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,135,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2023

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Bert Alfred Bowers and Anamari Pestana Bowers 1412 Kimlira Ln Sarasota, FL 34231	New Owner	Tax Parcel ID No 103-04-0-467.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristina Betters and Adam Zuckerman, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bert Alfred Bowers and Anamari Pestana Bowers, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled a Resubdivision of Lot 61 on the Plan of West End Annex, of record in Instrument No. 20001116-0113631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to KRISTINA BETTERS AND ADAM ZUCKERMAN, WIFE AND HUSBAND, by deed from AMY FRANCES MOORE, of record in Instrument No 20171025-0109224 , dated October 20, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-04-0-467.00.

Matters shown on the Plan of record in Instrument No. 20001116-0113631, said Register's Office

Restrictive Covenant for Detached Structure contained in instrument of record in Instrument No. 20030915-0135311, said Register's Office

This is improved property located at 4210 Nebraska Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2023

Kristina Betters

Adam Zuckerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristina Betters and Adam Zuckerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2023

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025