PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2087-MC

Karen Johnson Davidson County
Batch# 1054473 DEEDWARR
09/27/2023 10 59 37 AM 2 pgs
Fees $13 00 Taxes $1,327 93

20230927-0075776

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $358,900.00.

Wanda Hiett
Affiant

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 26th day of September, 2023.

Janice H. Collins
Notary Public
My Commission Expires: 5-5-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Etta R. Andersen 4016 Hoggett Ford Road Hermitage, TN 37076	New owner	097 02 0A 253.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tyler Gray Bowman, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Etta R. Andersen, single woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 253 on the plan of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Gray Bowman, single man, by Warranty Deed from Elizabeth Geasley, unmarried, of record in Instrument No. 20180827-0084881, in the Register's Office of Davidson County, Tennessee, dated August 22, 2018, and recorded on August 27, 2018.

This is ☒ improved or ☐ unimproved property located at: **4016 Hoggett Ford Road, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of September, 2023.

GRANTOR:

Tyler Gray Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tyler Gray Bowman,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of September, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024