WARRANTY DEED

Karen Johnson Davidson County
Batch # 1080614 DEEDWARR
12/11/2023 02:47:17 PM 2 pgs
Fees: $13.00 Taxes: $7,853.25

20231211-0095479

B-EH-23-914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL N. DENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danielle Rice	**New Owner**	
(NAME)	(NAME)	**117 13 0B 152.00**
914 Bowring Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **EWING HOLDINGS LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIELLE RICE, AN UNMARRIED WOMAN,** 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. 1016 on the Plan of Abbottsford, Phase 2, a Planned Unit Development, of record in Plat at Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572 and Corrected in Instrument No. 20020828-0104512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony E. Ewing, Unmarried, by Special Warranty Deed from The Estate of Robert N. Moore, Jr., of record in Instrument No. 20181226-0125226, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

Being the same property conveyed to Ewing Holdings, LLC, by QuitClaim Deed from Anthony E. Ewing, Unmarried, of record in Instrument No. 20190116-0004594, in the Register's Office of Davidson County, Tennessee, dated January 14, 2019 and recorded on January 16, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbottsford, Phase 2, a Planned Unit Development, as recorded in Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572 and Corrected in Instrument No. 20020828-0104512.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303, as amended in Book 8106, Page 1; Book 9381, Page 876; Book 10458, Page 810; Instrument Nos. 20010330-0030930, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264, 20160523-0051266 and 20160523-0051265 and Amendment to Bylaws recorded in Book 8627, Page 254; Instrument Nos. 20131218-0127949, and Supplemented in Instrument No. 20010502-0045152, Re-recorded in Instrument No. 20010514-0049648 and Parking Rules recorded in Instrument No. 20140307-0019563 and Leasing Rules recorded in Instrument No. 20140408-0029142.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177 and Amended in Book 6530, Page 242.
- Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7272, Page 746.
- Easement for Underground Utility, recorded in Book 8643, Page 272.
- Easement recorded in Book 61, Page 294; Book 1037, Page 572; Book 1266, Page 690; Book 1286, Page 690; Book 5128, Page 953; Book 9421, Page 147.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 6555, Page 328 and Instrument No. 20010425-0040838.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 Bowring Park, Nashville, Tennessee 37215**.

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 8th DAY OF DECEMBER, 2023.

Ewing Holdings LLC

BY:_____
Anthony E. Ewing
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of EWING HOLDINGS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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