Karen Johnson Davidson County
Batch# 1087127 DEEDWARR
12/29/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $18,500.00
20231229-0100230

WARRANTY DEED

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry L. Stowe	New Owner	116-15-0-026.00
(NAME)	(NAME)	
428 Westview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I/we Ashley Baker Gensler, Trustee of the Cynthia S. Baker 6/13/2018 Amended and Restated Revocable Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Barry L. Stowe, hereinafter called the GRANTEE(S), his/her/their 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. 80 and the Northerly 20 feet of Lot 82-A and the Southerly 20 feet of Fourth Street, as abandoned and closed and as shown on the Map of a Resubdivision of Parts of Royal Oaks Subdivision of record in Book 974, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

All of the above described property adjoin and front together 240 feet on the Easterly side of West View Avenue and runs back between parallel lines, along the Southerly margin of a 10-foot walkway which is shown on the plan of record in Book 1424, Page 89, Register's Office for Davidson County, Tennessee, 210 feet to a dead line.

Being the same property conveyed to Erika L. Haupt, Trustee of the Robert Douglas Trust u/a/d July 27, 2018 by Warranty Deed from Earl W. Wendell and wife, Janice W. Wendell, dated 08/01/2018, of record in Instrument No. 20180802-0075944, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Baker Gensler, Trustee of the Cynthia S. Baker 6/13/2018 Amended and Restated Revocable Trust by Quitclaim Deed from Erika L. Haupt, Trustee of the Robert Douglas Trust u/a/d July 27, 2018, dated 06/16/2023, of record in Instrument No. 20230616-0046282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 428 Westview Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of December, 2023.

Ashley Baker Gensler, Trustee

Ashley Baker Gensler, Trustee of the Cynthia S. Baker 6/13/2018 Amended and Restated Revocable Trust

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Baker Gensler, Trustee of the Cynthia S. Baker 6/13/2018 Amended and Restated Revocable Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of December, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202312290100230

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 12/22/23.

Affiant
Date: 12/29/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 29th day of December, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024