Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM 23-554

Karen Johnson
Batch # 1087850
01/03/2024 09:54:58 AM
Fees: $18.00 Taxes: $1,143.30

Davidson County
DEEDWARR
3 pgs

20240103-0000535

Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-4760

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILLIAMSON~~ Broward

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Anne M Habig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29 day of December, 2023

Notary Public State of Florida
Brenda M Davis
My Commission HH 393204
Expires 6/30/2027

Notary Public

Commission Expires: June 30, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne M. Habig ~~554 Doral Country Dr~~ ~~Nashville, TN 37221~~ 6040 SW 15th St Plantation, FL 33317	Same as New Owner	142-06-0D-011-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Keely Shaye Bowlan, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne M. Habig, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 93-B on the Plan of Section Seven, Doral Country Villa, of record in Book 5200, Page 223, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Christina M. March, unmarried to Keely Shaye Bowlan, a single woman, dated November 20, 2020 and recorded December 14, 2020, as Instrument No. 20201214-0146447 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 554 Doral Country Dr, Nashville, TN 37221

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 so 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. 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.

Dated this the 28th day of December, 2023.

Keely Shaye Bowlan

Keely Shaye Bowlan

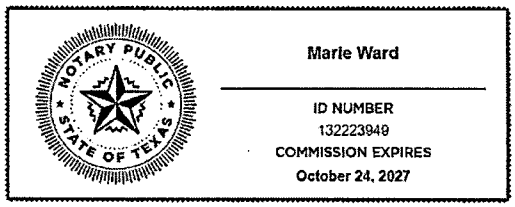
STATE OF Texas
COUNTY OF Brazoria

On this 28th day of December, 2023, before me, an online notary public for said county and state, personally appeared by audio-visual communication, Keely Shaye Bowlan, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of December, 2023.

Marie Ward

Notary Signature
My commission expires: 10/24/2027



Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the 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 12/28/23 (date of document).

Affiant Signature

January 2, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

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