Karen Johnson Davidson County
Batch# 1097565 DEEDWARR
02/02/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20240202-0007583

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146555**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me, this 1st day of February, 2024. Notary Public My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cleveland D. Bain 3612 Bowlingate Nashville TN 37215	New Owner	Tax Parcel ID No. 117 05 0A 004.00

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, **Ruth Early Cannon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cleveland D. Bain, a single person** ("Grantee"), his 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 No. 4 as shown on the Plan of A Planned Unit Development, Bowlingate, of record in Plat Book 6250, Page 844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth Early Cannon (a married woman), by Warranty Deed from Dudley Warner, of record in Book 9395, Page 67, in the Register's Office of Davidson County, Tennessee, dated July 1, 1994 and recorded on July 1, 1994.

Charles Grady Cannon, Jr. having since died on February 17, 2016.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Planned Unit Development, Bowlingate, as recorded in Plat Book 6250, Page(s) 844.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6802, Page 512, as amended in Instrument No. 20220210-0015409.

Easement recorded in Book 7121, Page 193 and Book 7121, Page 270.

Easement for Fence, recorded in Book 7484, Page 227.

This is improved property located at 3612 Bowlingate Nashville TN 37215

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 1st day of February, 2024.

Ruth Early Cannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of February, 2024.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

Certificate of Authenticity

I, Kimberly Hollingshead, 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 02/01/2024.

Kimberly Hollingshead, Esq.

02/02/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023. 2024

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY