This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2673-MC

Karen Johnson Davidson County
Batch# 1098087 DEEDWARR
02/05/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240205-0008059

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2024.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Peter Zukas and Melanie Zukas 218 Lake Chateau Drive Hermitage, TN 37076	William Zukas 17 2nd Avenue Locust Valley, NY 11560	097 08 0A 073.00

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, **Vickie Marie Bowden, Executrix, and Thomas Garrett Bowden, Devisee of Estate of Shirley Marie Richey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Peter Zukas and Melanie Zukas, husband and wife**, 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 all of Unit N-1, together with carport and storage area attached to said apartment, on the "Condominium Plat of Lake Chateau" of record on revised plat in Plat Book 6250, Pages 607 through 610, and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495 and further established by the Master Deed of record in Book 6639, Page 468 as amended in Book 6691, Page 308, Book 6691, Page 314, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, Book 10836, Page 280 and Book 11012, Page 495, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Shirley Richey, by Warranty Deed from Kristy Harlan Scales and Eleanor Nicolle Rhoads, of record in Instrument No. 20140219-0014133, in the Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 19, 2014. The said Shirley Richey died testate, on August 24, 2018, her will being probated in Probate Case No. 18P-1913, Davidson County Circuit Court. Said Last Will and Testamnt devising subject property to Thomas Garrett Bowden.

This is ☒ improved or ☐ unimproved property located at: **218 Lake Chateau Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 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 31st day of January, 2024.

GRANTOR:

Estate of Shirley Marie Richey

By: ✓Vickie Marie Bowden
Vickie Marie Bowden, Executrix

By: ✓Thomas Garrett Bowden
Thomas Garrett Bowden, Devisee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Vickie Marie Bowden and Thomas Garrett Bowden,** 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, Vickie Marie Bowden, is the Executrix of Estate of Shirley Marie Richey and Thomas Garrett Bowden, is the Devisee of Estate of Shirley Marie Richey, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2024.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Deborah Bissell
Notary Public
My Commission expires: 03-02-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 1/31/24.

Affiant Signature – Joshua A. Terry

2/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/1/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27