WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-8152-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1106270 DEEDWARR
02/29/2024 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240229-0014028

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacquelyn E. Grace	NEW OWNER	
(NAME) 8152 Settlers Way	(NAME)	**126-15-0A-184.00-CO**
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **JEFFREY ANDREW BOWDEN AND TERESA KOREN BOWDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELYN E. GRACE, A SINGLE 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. 164 on the Plan of Section Four, Boone Trace at Biltmore of record in Plat Book 9700, Pages 932 and 933, 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 Jeffrey Andrew Bowden and Teresa Koren Bowden, husband and wife by Warranty Deed from Ashley M. Pelfrey and husband, Michael Travis Pelfrey of record in Instrument No. 20150513-0043665 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015.

This conveyance is subject to:

* 2024 Taxes, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 932 and 933, Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, page 312, re-recorded in Book 9735, page 931, amended in Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Charter of Boone Trace Homeowners' Association of record in Book 9607, Page 534, in the Register's Office

for Davidson County, Tennessee.

* Easements of record in Book 8992, Page 62 and Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
* Quitclaim Deed of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
* Easement of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
* Easement to Harpeth Valley Utility District of record in Instrument Number 20040204-0013636, in the Register's Office for Davidson County, Tennessee.
* Easements, restrictions, reservations, conditions, agreements, setback lines and any and all other matters of record in Book 10666, Page 317 through 376, inclusive, and in Book 11732, Page 122, re-recorded in Instrument No. 20000225-0018628, in the Register's Office for Davidson County, Tennessee.
* Easements of record in Book 8992, Page 63, in Instrument No. 20021217-0155375, Instrument No. 20071116-0134577, Instrument No. 20071116-0134580 and in Instrument No. 20071116-0134581, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **8152 Settlers Way, 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 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 29th day of February, 2024.

Jeffrey Andrew Bowden

Teresa Koren Bowden

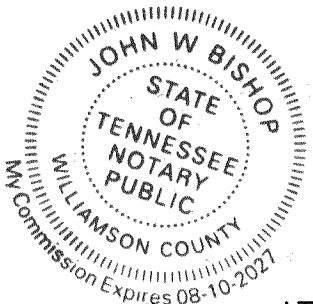
Teresa Koren Bowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2024, before me personally appeared Jeffrey Andrew Bowden, to me known 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

Notary Signature
My commission expires:

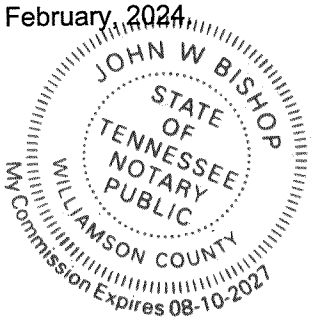


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2024, before me personally appeared Teresa Koren Bowden, to me known 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of February, 2024.

Affiant Signature
Date 2/29/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

