Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347052

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,515,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

Karen Johnson
Batch # 1121159
04/10/2024 10:08:54 AM
Fees: $13.00 Taxes: $5,605.50

Davidson County
DEEDWARR
2 pgs

20240410-0025392

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Eric Flow and Robbin Bartlett Flow 224 Roslyn Road Winston-Salem, NC 27104	New Owner	Tax Parcel ID No. 104-16-0-230.00

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, **Elizabeth Siemers and William R. Siemers, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donald Eric Flow and Robbin Bartlett Flow, husband and wife**, ("Grantees"), their 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(s) 11, as shown on the map entitled Plan of the Subdivision of the Estate of Daniel McIntyre, of record in Book 3, page 30 Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH SIEMERS AND WILLIAM R. SIEMERS, WIFE AND HUSBAND, by deed from CHRISTOPHER P. GUTHRIE, of record in Instrument No. 20190603-0052505, dated May 30, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-16-0-230.00.

Matters shown on the Plan of record in Book 3, page 30, Chancery Court for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 1129, page 363 and in Instrument No. 20040614-0069843, said Register's Office.

This is improved property located at 2003 Beechwood Avenue Nashville TN 37212

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 8th day of April, 2024.

Elizabeth Siemers

William R. Siemers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 8th day of April, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026