This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22536-MC

Karen Johnson Davidson County
Batch# 1129650 DEEDWARR
05/01/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240501-0031935

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2024.

Notary Public
My Commission Expires: 5.9.26

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James R, Bonniville and Janet M. Bonniville 160 Stoney Point Lane Chapin, SC 29036	NEW OWNER	188 09 0A 103.00

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, **Jacob A. Bowen and Catherine M. Bowen, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James R, Bonniville and Janet M. Bonniville, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Carothers Farms Stacked Flats (within Lot 183), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Numbers 20190430-0039885 and 20190710-0066979, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to First Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building I) of record in Instrument Number 20190430-0039885, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob A. Bowen and Catherine M. Bowen, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20210408-0047179, in the Register's Office for Davidson County, Tennessee, dated April 08, 2021 and recorded on April 08, 2021.

This is ☒ improved or ☐ unimproved property located at: **2333 Fairchild Circle, #103, Nolensville, TN 37135**

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 1st day of May, 2024.

GRANTOR:

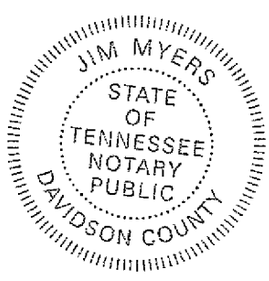
Jacob A. Bowen

Catherine M. Bowen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob A. Bowen and Catherine M. Bowen, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2024.



Notary Public
My Commission expires: 11-6-2024

202405010031935

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-1-24.

Affiant Signature

5-1-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

