Name and Address of New Owner:
Joshua Jackson Abbey, Paul Arthur Abbey, and Carolyn Marie Abbey
2600 Hillsboro Pike. 309
Nashville, TN 37212

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson
Batch # 1142589
06/04/2024 09:19:45 AM
Fees: $18.00 Taxes: $1,535.50

Davidson County
DEEDWARR
3 pgs

20240604-0041504

Map & Parcel No: 117-03-0H-309-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Allison Morrow Bivens, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Joshua Jackson Abbey, an unmarried man, and Paul A. Abbey and Carolyn Marie Abbey, husband and wife, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County. Tennessee being Unit No. 309 on the plan of the Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allison Morrow Bivens, unmarried by QuitClaim Deed from Lowell Dean Bivens, married, recorded on May 22, 2024 and of record as Instrument No. 20240522-0038033, said Register's Office.

Lowell Dean Bivens is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Lowell Dean Bivens (married) and Allison Morrow Bivens (unmarried) as Tenants in Common with Rights of Survivorship, by Quitclaim Deed dated September 13, 2019 from Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001, recorded September 18, 2019 in Instrument No. 20190918-0094848 in the Register's Office.

Being the same property conveyed to Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001 by Warranty Deed dated April 30, 2012 from Jonathan Marks and wife, Nicole Short Marks. recorded May 2, 2012 in Instrument No. 20120502-0037432 in the Register's Office.

ALSO CONVEYED:
Storage Space Unit S26

Storage Space Unit S 26 on the plan of the Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County,

Tennessee.

Being the same property conveyed to Allison Morrow Bivens, unmarried by QuitClaim Deed from Lowell Dean Bivens, married, recorded on May 22, 2024 and of record as Instrument No. 20240522-0038034, said Register's Office.

Lowell Dean Bivens is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Lowell Dean Bivens, married and Allison Morrow Bivens, unmarried as Tenants in Common with Right of Survivorship by QuitClaim Deed from Lowell Dean Bivens and Kathy Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust, dated March 23, 2001, recorded on May 22, 2024 and of record as Instrument No. 20240522-0038033, said Register's Office.

Being the same property conveyed to Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001 by Warranty Deed dated April 30, 2012 from Jonathan Marks and wife, Nicole Short Marks, recorded May 2, 2012 in Instrument No. 20120502-0037432 in the Register's Office.

ALSO BEING CONVEYED:

Garage G11 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allison Morrow Bivens, unmarried by QuitClaim Deed from Lowell Dean Bivens, married, recorded on May 22, 2024 and of record as Instrument No. 20240522-0038034, said Register's Office.

Lowell Dean Bivens is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Lowell Bivens, by Warranty Deed dated May 31, 2013 from Janice P. Carnal, recorded June 4, 2013 in Instrument No. 20130604-0056253 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2024.

Allison Morrow Bivens (SEAL)
Allison Morrow Bivens

Commonwealth of Virginia
County of Hanover

On this 31st day of May, 2024, before me personally appeared Allison Morrow Bivens, 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 31st day of May, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Signature
My commission expires: 2026-08-31

Notarized by USA Notary using online audio / video comm

AFFIDAVIT OF VALUE

Commonwealth of Virginia)
County of Hanover)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Allison Morrow Bivens
(Affiant)

Sworn to and subscribed before me this 31st day of May, 2024.

Notary Public
My commission expires: 2026-08-31
File No. 2024-6913-RS

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication