Warranty Deed

Karen Johnson Davidson County
Batch# 1144623 DEEDWARR
06/07/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240607-0042877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2024.

Notary Public

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lindsay May Baerg and Steven Daniel Baerg	New Owner	104-01-0F-002.00-CO
202 36th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM BRETT BOWERS, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSAY MAY BAERG, AN UNMARRIED WOMAN, AND STEVEN DANIEL BAERG, A MARRIED MAN,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.2 as specified on the Plat shown in the Master Deed, on the Plan of West End Station Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Station Condominiums, of record under Instrument No. 20070712-0083315, amended in Instrument 2007122-00146057, and Instrument No. 20080919-0095641, Instrument No. 20081029-0108160,and Instrument No. 20090825-0080074 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West End Station Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. Instrument No. 20070712-0083315, amended in Instrument 2007122-00146057, and Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Adam Brett Bowers, an unmarried man by Warranty Deed from Kelsey S. Morris, unmarried of record in Instrument No. 20190204-0010562 Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 04, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 202 36th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

* *Kenzie Bowers, spouse of Adam Brett Bowers, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2024.

Adam Brett Bowers

Kenzie Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam Brett Bowers and Kenzie Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2024.

Notary Public

My Commission Expires: 7-7-26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 5, 24 (date of document).

Jennifer L. Pennell

June 7 2024

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026