39B

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10467-A

ADDRESS NEW OWNER:
Andrew Kowalski
924A Strouse Avenue
Nashville, TN 37206

MORTGAGEE:
Old National Bank
One Main Street
Evansville, IN 47708

Karen Johnson Davidson County
Batch # 1145129 DEEDWARR
06/10/2024 11:45:18 AM 2 pgs
Fees: $13.00 Taxes: $1,994.30
20240610-0043245

SEND TAX BILL TO:
Mortgagee

Parcel ID:
072-13-0C-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Bentley and Lauren M. Bentley, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Andrew Kowalski, unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 924 Strouse Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140122-0005914, Register's Office for Davidson County, Tennessee, said Unit depicted on the Site Plan attached as Exhibit B to aforementioned Declaration.
>
> Being the same property conveyed to Lauren M. Mourier and William A. Bently by deed dated May 25, 2021 from Lauren M. Mourier, a single woman and Mark A. Mourier, a married man, daughter and father, as joint tenants with rights of survivorship, recorded May 28, 2021, in Instrument Number 20210528-0072293, Register's Office for Davidson County, Tennessee.
>
> William A. Bentley and William A. Bently are one and the same person.
>
> Lauren M. Mourier is now known as Lauren Bentley.

This is improved property known as 924A Strouse Avenue, Nashville, TN 37206. Possession is to be given on June 6, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of June, 2024.

William A. Bentley

Lauren M. Bentley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William A. Bentley and Lauren M. Bentley, husband and wife,** the bargainors, 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 and official seal at office this 6th day of June, 2024.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$539,000.00**.

AFFIANT

Subscribed and sworn to before me on this 6th day of June, 2024.

NOTARY PUBLIC

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/24