Karen Johnson Davidson County
Batch# 1148571 DEEDWARR
06/18/2024 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20240618-0045978

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 20249209

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$745,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of June, 2024.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 18th day of June, 2024, among:

JULIA J. MCCOWN, UNMARRIED WOMAN, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

WILLIAM B. BOND AND JANET S. BOND, HUSBAND AND WIFE

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 16 on the Plat of Estes Glen Residential Condominiums, Phase V, of record in Book 5190, page 47, Register's Office for Davidson County, Tennessee, also included is an unencumbered undivided one-seventeenth (1.17th) or 5.882% of all the general common elements as described in the Master Deed, of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, and in Book 5239, page 922, Register's Office for Davidson County, Tennessee; the Carport adjacent to Unit No. 16 as shown on Plat aforesaid; and any part of open space shown on the plat aforesaid clearly delineated for independent use of adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Julia J. McCown by deed from Mimi G. Verner, married, dated March 31, 2009, of record in Instrument No. 20090401-0029324, Register's Office for Davidson County, Tennessee.

Being commonly known as 3704 Estes Road, #Q, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 202406180045977 in the aforementioned Registers Office.

Julia McCown By [illegible] ATTY-IN-FACT

Julia J. McCown, by Robert Nolan Johnson as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert Nolan Johnson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Julia J. McCown,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2024.

[illegible]
Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: William B. Bond & Jane S. Bond
Address: 3704 Estes Road, # Q
City, State, Zip: Nashville, TN 37215

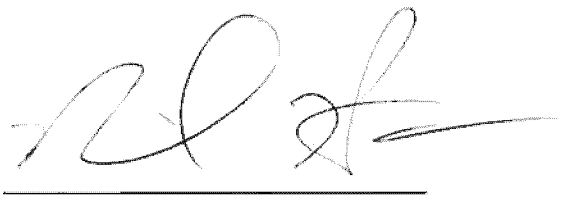
Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 116-12A-016.00

Certificate of Authenticity

I, Nick Harris, 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 18, 2024.



Affiant Signature

6/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of June, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

