Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1154398
07/08/2024 10:08:01 AM
Fees: $13.00 Taxes: $1,587.30

Davidson County
DEEDWARR
2 pgs

39-B
#24-1127

20240708-0050740

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lindsey Jordan Bowden and Matthew Jack Bowden, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah Dawn Johnson, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase One and a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 397, as corrected by Surveyor's Certificate of Correction of record in Book 11346, Pages 459 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsey Jordan Bowden and Matthew Jack Bowden, wife and husband by Warranty Deed from Allison Thorburn, a single woman of record in Instrument No. 20210312-0033504 Register's Office for Davidson County, Tennessee, dated March 09, 2021 and recorded on March 12, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 1016 Brookside Woods Boulevard, Hermitage, TN 37076.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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**NEW OWNER:**
**Deborah Dawn Johnson**
**1016 Brookside Woods Blvd**
**Hermitage, TN 37076**

**RESPONSIBLE FOR TAX PAYMENT**

New Owner

**TAX MAP-PARCEL #:**
**075-12-0B-002.00**

**WITNESS THE EXECUTION HEREOF** this 1st day of July, 2024.

**Lindsey Jordan Bowden**

**Matthew Jack Bowden**

**State of Florida**
**County of** Pasco

On this 1st day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lindsey Jordan Bowden and Matthew Jack Bowden, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11 · 2 · 2024

ALAN LOWERY
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH59559
My Commission Expires November 2, 2024

**State of Tennessee**
**County of Davidson**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 429,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of July, 2024.

Notary Public

My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025