This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3735-LB

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-BMR-24-505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Karen Johnson
Batch # 1156606
07/11/2024 11:39:37 AM
Fees: $13.00 Taxes: $1,080.40
20240711-0052029

Davidson County
DEEDWARR
2 pgs

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-08-2028

Subscribed and sworn to before me, this the 8th day of July, 2024.

Notary Public
My Commission Expires: 5/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander James Ries and Angela Anne Flores 505 Lawrence Street Old Hickory, TN 37138	Northpointe Bank 3333 Deposit Drive Northeast Grand Rapids, MI 49546	044 11 0 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gavin Michael Dowlen, a married man f/k/a Gavin Dowlen, unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexander James Ries and Angela Anne Flores, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 62, as shown on the map entitled Section A, ~~Village~~ VILLAGE of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gavin Dowlen, unmarried man, by Warranty Deed from Rachel E. Saddler and Mychel D. Saddler, wife and husband, of record in Instrument No. 20190304-0019435, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019, and recorded on March 04, 2019. This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **505 Lawrence Street, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2024.

GRANTOR:

Gavin Michael Dowlen

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gavin Michael Dowlen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2024.

Notary Public
My Commission expires: 10-4-27

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY