**Name and Address of New Owner:**
Gad Malamed and Judy Katz
141 39th Ave
Nashville, TN 37209

**Send Tax Statements To:**
Gad Malamed and Judy Katz
141 39th Ave
Nashville, TN 37209

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24060844

**Map and Parcel:** 103 12 0 161.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Jeannine W Bowers**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Gad Malamed and Judy Katz, husband and wife**, hereinafter called the GRANTEES, 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 9, Block D on the Plan of Cherokee Park, Section I, as of record in Book 547, page 169 and 170, Register's Office for said County.**

**Being the same property conveyed to Eugene H. Bowers, Jr. and wife, Jeannine W. Bowers by Warranty Deed filed for record on June 24, 1966 in Book 4029, page 870, in the Register's Office of Davidson County, Tennessee. The said Eugene H. Bowers, Jr. died on July 5, 2014, leaving Jeannine W. Bowers as the surviving tenant by the entirety. The said Jeannine W. Bowers died testate on November 5, 2023, and pursuant to the Last Will and Testament of Jeannine W. Bowers, of record in Docket No. 23P2283 of the Circuit Court (Probate Division) of Davidson County, Tennessee, the devisees of the estate are Philip E. Bowers, Jeannine B. Pruitt and Elizabeth B. Connor. Jeannine B. Pruitt was appointed as Executrix of the Estate of Jeannine W. Bowers as evidenced by Letters Testamentary issued by the Circuit Court Clerk of Davidson County, Tennessee.**

This conveyance is subject to the following: All matters as set forth per plat of record in Book page 169 and 170; Joint Driveway Easement and Maintenance Agreement of record in Instrument No. 20151023-0108053; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 212 Mockingbird Road, Nashville, TN 37205

Karen Johnson
Batch # 1160877
07/23/2024 10:41:43 AM
Fees: $13.00 Taxes: $2,289.38
Davidson County
DEEDWARR
2 pgs
20240723-0055231

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 assigns, 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. 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.

WITNESS our hand this 19th day of July, 2024.

The Estate of Jeannine W Bowers

BY: Jeannine B. Pruitt
Jeannine B. Pruitt, Executrix

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeannine B. Pruitt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of Estate of Jeannine W Bowers and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of July, 2024.

Notary Public
My Commission Expires: 4/19/2026

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $618,750.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of July, 2024.

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 4/7/27