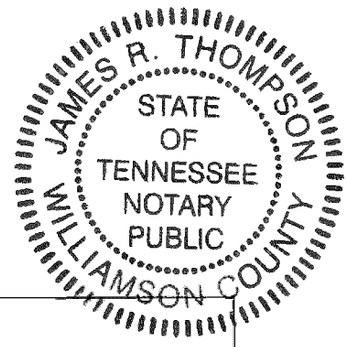


RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22847-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162711 DEEDWARR
07/26/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240726-0056500

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of July 2024.

NOTARY PUBLIC

My commission expires: 6-18-25

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hillary Anne Smith 506 Chandler Place Hermitage, TN 37076	First Horizon Bank 12719 Cantrell Rd., Ste 200 Little Rock, AR 72223	086-06-0A-506-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANTHONY BOWDEN, A SINGLE MAN** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HILLARY ANNE SMITH, SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 506 on the Plan of condominium site of Steeplechase Condominiums, of record in Book 7390, page 1, Exhibit C, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Bowden, a single man, from Gary Dillard by Warranty Deed dated November 12, 2021 and recorded November 29, 2021 in Instrument #20211129-0157439, said Register's Office. The said Anthony Bowden and Anthony Bowden, II are one and the same.

Being the same property conveyed to Gary Dillard, unmarried, from Sherri L. Smith by Warranty Deed dated November 18, 1994 and recorded November 29, 1994 in Book 9530, page 579, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 506 Chandler Place, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of July, 2024

GRANTOR(S)

Anthony Bowden, II

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF Sedgwick

Personally appeared before me, a Notary Public, Anthony Bowden, II, an unmarried man,, 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 seal, this the 23 day of July, 2024.



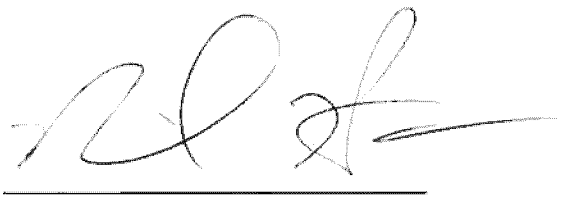
Notary Public

Heather Marie Ricketts
Printed Notary Name

My commission expires: 10.3.2027

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 July 23, 2024.



Affiant Signature

7/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of July, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

