Karen Johnson Davidson County
Batch# 1168751 DEEDWARR
08/13/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240813-0061543

Name and Address of New Owner:
Jacob Eric Roth and Elizabeth Roth
301 Bowwood Drive
Nashville TN 37217

Send Tax Bills To:
New Owners
301 Bowwood Drive
Nashville TN 37217

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 119-04-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristopher Donegan and Heather Donegan, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Eric Roth and** SARAH ELIZABETH ROTH **husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in the 16th Councilmanic District of Davidson County, Tennessee and being Lot 151 on the Plan of Glencliff Estates, Section 3 of record in Plat Book 1424, Page 1, in the Register's Office for Davidson County.

INCLUDED in the above description is a portion of Lot 152 more particularly described as follows,

Commencing at the common corner of Lot 151 and Lot 152 at a ½" iron pin at the Southernly margin of Bowwood Drive thence South 06 degrees 19 minutes 04 seconds East 103.54 feet to an iron pin (new) the Point of Beginning,

Thence leavening the common line of Lot 151 and Lot 152 with a new line, South 26 degrees 39 minutes 25 seconds East 53.91 feet to an iron pin (new),

Thence generally with an existing fence and asphalt drive, South 12 degrees 02 minutes 25 seconds East 47.85 feet to an iron pin (new).

Thence, South 76 degrees 42 minutes 22 seconds West 23.68 feet to an iron pin (new) in the common line of Lot 151 and 152,

Thence with the common line of Lot 151 and 152, North 06 degrees 19 minutes 04 seconds West 101.03 feet to the Point of Beginning containing 1,513 square feet or 0.035 acres more or less.

See Conveyance Exhibit for Lots 151 and 152 prepared by Wold Architects and Engineers dated July 24, 2024 attached hereto as Exhibit A.

Being the same property conveyed to Kristopher L. Donegan and wife, Heather Donegan, from Jeffrey Stansberry by Warranty Deed dated September 17, 2015 and recorded September 22, 2015 in Instrument #20150922-0096172, said Register's Office.Property more commonly known as 301 Bowwood Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of August, 2024.

_____(SEAL)
Kristopher Donegan

_____(SEAL)
Heather Donegan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of August, 2024, before me personally appeared Kristopher Donegan and Heather Donegan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2024.

_____
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $595,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of August, 2024.

_____
Notary Signature
My commission expires:

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

ALLISON TAYL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDS MY COMM. EXPIRES 07/06/

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 9, 2024**.

Date

Affiant Signature

August 12, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **August**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)