This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1174925 DEEDWARR
08/28/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240828-0066000

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $575,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27 day of Aug, 2024.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Bowling Avenue, LLC
444 Bowling Ave
Nashville, TN 37205

SEND TAX BILLS TO:
Bowling Avenue, LLC
444 Bowling Ave
Nashville, TN 37205

MAP AND PARCEL NUMBER: Tax ID #: 104130D01800CO

WARRANTY DEED

24NT00759

Effective the 14 Day of Aug 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kenneth W. Todd and wife, Sally M. Todd

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bowling Avenue, LLC

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number D-3 of A Condominium Plat of Bellwood Terrace Condominium, a horizontal property regime established by Master Deed of record in Book 6100 at page 177, the Plat of which is of record in Plat Book 5200 at pages 568 and 569, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Todd and wife, Sally M. Todd from First Security Bank of Tennessee, by Warranty Deed dated 04/21/1994 and recorded 04/25/1994, in Book 9322, page 103, Register's Office of said County.

This is an improved property commonly known as: 444 Bowling Ave, Nashville, TN 37205-2524

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, their heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 hands this the 14 day of August, 2024.

Kenneth W. Todd

Sally M. Todd

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kenneth W. Todd and Sally M. Todd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/12/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Bartm 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 8/14/24 (date of document).

Summer Bartm
Affiant Signature

8/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of August, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

