**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1180434 DEEDWARR
09/11/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240911-0070189

File No. BC-24-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kimberly A. Parry Revocable Trust Agreement dated June 26, 2006 | AmeriSave Mortgage Corporation | |
| (NAME) 7143 Riverfront Drive | (NAME) 3525 Piedmont Rd. NE, 8 Piedmont Center Ste. 600 | 126-16-0A-375.00-CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Atlanta, GA 30305 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD G. BOWMAN AND LONA P. BOWMAN, TRUSTEES OF THE RICHARD G. BOWMAN AND LONA P. BOWMAN REVOCABLE LIVING TRUST, DATED MAY 4, 2022 AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY PARRY, TRUSTEE OF KIMBERLY A. PARRY REVOCABLE TRUST AGREEMENT DATED JUNE 26, 2006,** HEREINAFTER CALLED THE GRANTEE, 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 No. 459 on the Plan of Final Plat Riverwalk , Phase 3A of record in Plat at Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Richard G. Bowman and Lona P. Bowman, husband and wife by Warranty Deed from Anthony N. Herring and Lindsey Madison Herring, husband and wife of record in Instrument No. 20190916-0093312 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 16, 2019.**

**Being the same property conveyed to Richard G. Bowman and Lona P. Bowman, Trustees of the Richard G. Bowman and Lona P. Bowman Revocable Living Trust, dated May 4, 2022, and any amendments thereto by Warranty Deed from Richard G. Bowman and Lona P. Bowman, husband and wife of record in Instrument No. 20220614-0067478 Register's Office for Davidson County, Tennessee, dated May 04, 2022 and recorded on June 14, 2022.**

**This is property more commonly known as 7143 Riverfront Drive, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 10th day of September, 2024.

**Richard G. Bowman and Lona P. Bowman Revocable Living Trust u/a/d May 4, 2022**

**By:** Richard G. Bowman, Trustee
**Richard G. Bowman, Trustee**

**By:** Lona P. Bowman, Trustee
**Lona P. Bowman, Trustee**

STATE OF OHIO
COUNTY OF Montgomery

On this 10th day of September, 2024, before me personally appeared Richard G. Bowman and Lona Bowman, Trustees of Richard G. Bowman and Lona P. Bowman Revocable Living Trust u/a/d May 4, 2022, 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 10th day of September, 2024.

Cynthia Martin
Notary Signature
My commission expires:

Cynthia Martin
Notary Public
State of Ohio
My Commission Expires
March 7, 2026

**True Copy Certification**

I, Tammy Carney, 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 this the 10 day of September, 2024.

Affiant Signature

Date 9/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027