This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23211-DJ

Karen Johnson Davidson County
Batch# 1182445 DEEDWARR
09/17/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240917-0071912

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 13th day of September, 2024.

Notary Public
My Commission Expires: 11-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Antonio P. Nappo and Bonnie Jane F. Waldrop Nappo 1203 Donelson Ave Old Hickory, TN 37138	New Owner	044-15-0C-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gary Robert Bowie, Trustee of The Detroit Trust dated November 1, 2016**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Antonio P. Nappo and Bonnie Jane F. Waldrop Nappo,** husband and wife, hereinafter called the Grantee(s), 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. 2 on the Plan of Final Plat of Soldier's Rest Subdivision of record in Instrument No. 20170213-0015022, 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 all of the property conveyed to Gary Robert Bowie, Trustee of the Detroit Trust dated November 1, 2016, by deed from Alpha Omega Hopkins, single and Deborah Crownover, single and Donna J. Kimble, single, of record in Instrument No. 20201022-0122958, Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 22, 2020.

This is ☒ improved or ☐ unimproved property located at: **1203 Donelson Avenue, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2024.

GRANTOR:

The Detroit Trust dated November 1, 2016

By: _____
Gary Robert Bowie, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Robert Bowie, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of Gary Robert Bowie, Trustee of The Detroit Trust dated November 1, 2016, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of September, 2024.

_____
Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202409170071912

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 13, 2024.

J. Carlton Drumwright

September 13, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 13, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY