Karen Johnson Davidson County
Batch# 1200462 DEEDWARR
11/01/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241101-0085106

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-4742

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2024

Notary Public

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mallory Shea Bogle 2508 Arbor Pointe Cv Hermitage, TN 37076	NEW OWNER 2508 Arbor Pointe Cv Hermitage, TN 37076	137-04-0B-004.00-CO

WARRANTY DEED

FOR AND IN 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,

Andrew M. Nowak and wife, Emily Cook Nowak

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mallory Shea Bogle, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 4 on the Plan of Final Plat on Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, 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 Andrew M. Nowak and wife, Emily Cook Nowak by Warranty Deed from John Hobday and Michele Hobday, husband and wife of record in Instrument No. 20210302-0026416 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 02, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 2508 Arbor Pointe Cv, Hermitage, TN 37076

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 so 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.

Dated this the 1st day of November, 2024.

Andrew M. Nowak

Emily Cook Nowak

STATE OF TENNESSEE
COUNTY OF WILSON

On this 1st day of November, 2024, before me personally appeared Andrew M. Nowak and Emily Cook Nowak, 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 1st day of November, 2024.

Notary Signature
My commission expires: October 25, 2026



True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **11/1/24** (date of document)

11/1/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **1** day of **November**, 202**4**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY