Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MQ-24-5388

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Karen Johnson Davidson County
Batch# 1203534 DEEDWARR
11/13/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20241113-0088213

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory Bowser and Lauren Bowser 1242 Kenmore Place Nashville, TN 37216	NEW OWNER 904 Iriquois Trail Goodlettsville, TN 37072	072-07-0-151.00

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,

Patrick P. Barger, a single man

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

Gregory Bowser and Lauren Bowser, husband and wife

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 the westerly 50 feet of Lot No. 72 on the map of Kenmore Place of record in Plat Book 332, Pages 32 and 33, in the Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot No. 72 fronts 50 feet on the Southerly side of Kenmore Place, formerly Warner Avenue, and runs back between parallel lines 250 feet to a dead line, measuring 50 feet, more or less.

Being the same property conveyed to Patrick P. Barger, an unmarried man by Special Warranty Deed from US Bank National Association as Trustee, bring duly authorized by

resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in Fact Residential Funding Company, LLC of record in Instrument No. 20110926-0074242, in the Register's Office for Davidson County, Tennessee, dated August 02, 2011 and recorded on September 26, 2011.

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: 1242 Kenmore Place, Nashville, TN 37216

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 8th day of November, 2024.

Patrick P. Barger

STATE OF TENNESSEE
COUNTY OF Sumner

On this 8th day of November, 2024, before me personally appeared Patrick P. Barger, 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 8th day of November, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 11/8/24.

Affiant Signature – Joshua A. Terry

11/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27