BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1212493 DEEDWARR
12/04/2024 10 16 29 AM 2 pgs
Fees $13 00 Taxes $4,255 00

20241204-0094101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,150,000.00~~ Affiant .

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER 2024

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

J SEPPE WHITE NOTARY PUBLIC TENNESSEE My Comm Exp Apnl 27, 2025 COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MICHAEL HULL	Same As New Owner	**117-04-0-399.00**
(NAME)	(NAME)	
4117 HILLSBORO PIKE STE 103-265		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(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, WE, **LARRY R. MCGOWAN, JR. AND MICHELE L. MCGOWAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HULL,** 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 5, in the Subdivision of lot numbers 161, 160, 128, 129, 130, and 131 on the Plan of Victoria Place of record in Book 421, page 98, Register's Office for Davidson County Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rayburn McGowan, Jr by Warranty Deed from Mary Alice Miles, unmarried, dated September 23, 2002 and recorded September 30, 2002, of record in Instrument No. 20020930-0118526, Register's Office for Davidson County, Tennessee.
Being further conveyed to Larry R. McGowan, Jr. and Michele L. McGowan, husband and wife by Quitclaim Deed from Rayburn McGowan, Jr. dated January 14, 2016 and recorded February 2, 2016 of record in Instrument No 20160202-0009977, Register's Office for Davidson County Tennessee Rayburn McGowan, Jr. and Larry R. McGowan, Jr. are one and the same person.

unimproved ☐
This is improved ☒ property, known as **2904 Belmont Blvd** **Nashville, TN 37212**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2024 real property taxes have been prorated, paid and assumed by the buyer, and (b) all matters appearing on the plan of record in Book 421, page 98, said Register's Office.

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 my hand this 3rd day of December 2024

Larry R. McGowan, Jr.

Michele L. McGowan

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Larry R. McGowan, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of December 2024.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Michele L. McGowan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of December 2024.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public