WARRANTY DEED

Karen Johnson Davidson County
Batch # 1212580 DEEDWARR
12/04/2024 12:36:05 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20241204-0094206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF December 3, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

PAM MCBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry R. McGowan, Jr. & Michele L. McGowan	NEW OWNER	
(NAME)	(NAME)	160 08 0 034.00
472 Broadwell Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **FRANK T. GREEN AND WIFE, PAMELA MAY GREEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY R. MCGOWAN, JR. AND MICHELE L. MCGOWAN, 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 Lot No. 63 on the Plan of BRENTVIEW HILLS of record in Plat Book 3300, Pages 43 and 44 and amended in Book 3830, Page 864, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy W. Bell and wife, Tommie L. Bell, by Deed from John W. Kennedy and wife, Elizabeth Ann Kennedy, of record in Book 8220, Page 439, in the Register's Office of Davidson County, Tennessee, dated October 18, 1990, and recorded on October 19, 1990. The said Billy W. Bell died on June 05, 2014, leaving Tommie L. Bell as surviving tenant by the entirety.

Being the same property conveyed to Tommie L. Bell, unmarried and Frank T. Green, married, by Quitclaim Deed from Tommie L. Bell, a widow and unmarried, of record in Instrument No. 20140903-0080429, in the Register's Office of Davidson County, Tennessee, dated August 27, 2014, and recorded on September 03, 2014. Tommie L. Bell having since died intestate on June 18, 2022. Leaving Frank T. Green, as the sole heir at law.

Affidavits of Heirship of record in the Register's office for Davidson County Tennessee in Instrument No. 20230214-0010774, Instrument No. 20241203-0093724 **and Instrument No.** 20241203-0093772 **.**

Being the same property conveyed to Frank T. Green and Wife, Pamela May Green, by Quitclaim Deed from Frank T. Green, Married, of record in Instrument No. 20230214-0010775, in the Register's Office of Davidson County, Tennessee, dated February 07, 2023, and recorded on February 14, 2023.

MO2024-1337

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 472 Broadwell Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3 day of December, 2024

Frank T. Green

FRANK T. GREEN

Pamela May Green

PAMELA MAY GREEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank T. Green and Pamela May Green, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of December, 2024.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/13/25

Notary Public

MO2024-1337