WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213529 DEEDWARR
12/09/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20241209-0095517

File No. AD-24-8217

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Behling	New Owner	
(NAME)	(NAME)	
441 Summit Ridge Place		131-05-0B-441.00-CO
(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, I/we, **John R. Fowler Jr. and Dianne Frierson Fowler, husband and wife,**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Behling, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 441, on the Horizontal Property Regime for Four Seasons, a Condominium Development, as recorded in the Master Deed of record in Book 6841, page 349 and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to John R. Fowler and wife, Mary R. Fowler by Warranty Deed from Willis Logan, a married person of record in Instrument No. 20060707-0081484 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 07, 2006.

Being the same property conveyed to John R. Fowler Jr and Dianne Frierson Fowler, husband and wife by Quitclaim Deed from John R. Fowler and Mary R. Fowler, husband and wife of record in Instrument No. 20141007-0093091 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 07, 2014.

This is property more commonly known as 441 Summit Ridge Place, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of December, 2024.

John R. Fowler, Jr by Tamara Tweedy, Attorney in fact
John R. Fowler, Jr. by Tamara Tweedy, Attorney-In-Fact

Dianne Frierson Fowler by Tamara Tweedy Attorney in fact
Dianne Frierson Fowler by Tamara Tweedy, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Tamara Tweedy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

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 Tamara Tweedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for John R. Fowler, Jr. and Dianne Frierson Fowler, and that this instrument was executed on behalf of the said John R. Fowler, Jr. and Dianne Frierson Fowler for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202412090095516, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of December, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec. 6, 24 (date of document).

Jennifer L. Pennell

Dec 9, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

