THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149673

Karen Johnson
Batch # 1229514
01/23/2025 09 56 39 AM
Fees $13 00 Taxes $4,810 00
Davidson County
DEEDWARR
2 pgs
20250123-0005230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Nashville, TN 37215

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000 00

Affiant

Subscribed and sworn to before me, this 21st day of January, 2025

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anita Levin Trust 72 Sylvan Ave Pleasant Ridge, MI 48069	New Owner	Tax Parcel ID No 118-09-0P-002 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jan Bryan Bowen, Trustee of the Jan Bryan Bowen Living Trust, established by the Revocable Trust Agreement of Jan Bryan Bowen dated September 30, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anita Levin Trust**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Homes at 1007 & 1009 Draughon, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1007 & 1009 Draughon, a Horizontal Property Regime with Private Elements of record in Instrument No 20180222-0016988 amended in Instrument No. 20180411-0034256, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to JAN BRYAN BOWEN, by deed from 1007 DRAUGHON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190328-0027924, dated March 21, 2019, said Register's Office.

JAN BRYAN BOWEN conveyed to JAN BRYAN BOWEN, TRUSTEE OF THE JAN BRYAN BOWEN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JAN BRYAN BOWEN DATED SEPTEMBER 30, 2020 by deed of record in Instrument No. 20201006-0115780, dated September 30, 2020, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 118-09-0P-002 00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180222-0016988 and amended in Instrument No 20180411-003426, said Register's Office.

Matters shown on the Plan of record in Plat Book 1424, page 10, said Register's Office.

This is improved property located at 1009 Draughon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2025.

The Jan Bryan Bowen Living Trust, established by the Revocable Trust Agreement of Jan Bryan Bowen dated September 30, 2020

Jan Bryan Bowen trustee

By Jan Bryan Bowen, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Bryan Bowen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Jan Bryan Bowen Living Trust, established by the Revocable Trust Agreement of Jan Bryan Bowen dated September 30, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of January, 2025

Notary Public

My Commission Expires:

