Karen Johnson
Batch # 1253832
03/31/2025 08 12 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDWARR
2 pgs
20250331-0023613

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY GRANTOR HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

NEW OWNER IS AND
SEND TAX BILLS TO
Philip Bowling
706 James avenue Apt. 42
Nashville, TN 37209
MAP AND PARCEL 091050W04700CO

THIS INSTRUMENT PREPARED BY
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TENNESSEE

DEED TO CREATE TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10 00) DOLLARS, cash in hand paid, and the love and affection I have for my wife, OLIVIA ANN BOWLING, the receipt of all of which is hereby acknowledged, I, PHILIP BOWLING, do hereby convey sufficient interest to OLIVIA ANN BOWLING, to create a **TENANCY BY THE ENTIRETY** in me, PHILIP BOWLING and my wife, OLIVIA ANN BOWLING , in my one-half undivided interest in and to the following described lot or parcel of land situated in Davidson County, Tennessee, described as follows.

> Land in Davidson County, Tennessee, being Unit 47 of the Rows of the Annex, as contained Master deed of record in Instrument No, 20170500042517, as shown on the attached as "Exhibit B" to the Declaration of Covenants, Conditions and restrictions for 670 James Ave , a Horizontal Property Regime with Private Elements, of record in Instrument No 201805160046957, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Philip Bowling and Frank F Bowling by deed from Christian Fontana of record as Instrument No 20220429-0049855, Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD said interest in the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, and me, as tenants by the entirety, our heirs and assigns, in fee simple forever

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in and to the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2025 real estate taxes, applicable zoning and building regulations, and all visible easements

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in and to said lot or parcel of land, unto the said **GRANTEES** for the purpose of creating a tenancy by the entirety as aforesaid, against the lawful claims of all persons whomsoever

WITNESS my hand this the 26th day of March, 2025

Philip Bowling
PHILIP BOWLING

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP BOWLING, the bargainor, 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 at Gallatin, Tennessee, on this the 26th day of March, 2025

Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES: SANDRA E KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ENTIRETY DEED, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Philip Rowling
AFFIANT

SUBSCRIBED and sworn to before me, this the 26th day of March, 2025

Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES: SANDRA E KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027