WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $790,000.00.

Affiant

Subscribed and sworn to me on 04/22/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

Karen Johnson Davidson County
Batch# 1264819 DEEDWARR
04/24/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20250424-0031675

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Boyd Bowring and Amanda Bowring 122 Kenner Avenue Nashville, TN 37205	Old National Bank PO Box 918 Evansville, IN 47706	116 03 0 059.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Walter White, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto BOYD BOWRING, AN UNMARRIED MAN, AND AMANDA BOWRING, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 9 on the Plan of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee and as described as follows:
>
> Said part of lot fronts 50 feet on the Easterly side of Kenner Avenue and runs back between lines, 243.7 feet on the North line and 240.5 feet on the South line, to a 10 foot reserved strip and measures 50.08 feet thereon.
>
> Being the same property conveyed to Walter White by Warranty Deed from Lea Carol Owen, Trustee of the Lea Carol Owen Revocable Living Trust dated September 11, 2017, of record in Instrument No. 20200501-0045628, Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on May 1, 2020.
>
> Alexandra Speros White, spouse of Walter White, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Walter White.
>
> This is Improved property, known as 122 Kenner Avenue, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors 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 our hands on 04/22/25.

Walter White

Alexandra Speros White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/22/25, before me personally appeared Walter White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 04/22/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/22/25, before me personally appeared Alexandra Speros White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/22/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 22, 2025.

John Cobb Rochford

April 22, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 22, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025