WARRANTY DEED

Karen Johnson
Batch # 1283715
06/10/2025 09:32:28 AM
Fees: $13.00 Taxes: $621.60

Davidson County
DEEDWARR
2 pgs

20250610-0045444

G25-064

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS 5th **day of June, 2025**

Notary Public

MY COMMISSION EXPIRES: 2/29/28

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Andrea Bowen	Same as new Owner	**52-9-77.00**
410 Grapeview Avenue		
Madison, TN 37115		
(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, ***Nancy B Leadbetter, individually and as Executrix of the Estate of Andrew G French, deceased, under Docket #25P141 in the Seventh Circuit Court Davidson County (Probate Division), Tennessee at Nashville,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **ANDREA BOWEN, AN UNMARRIED WOMAN**, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 410 Grapeview Avenue, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being the southerly 75 feet of the westerly part of Lot No. 8 on the Map of Montague Park as of record in Book 421 at page 141, Register's Office for said County, described as follows:

Beginning at the southwest corner of said Lot No. 8 said point being in the intersection of Grapevine Avenue and a 2 foot reserved strip running along the westerly line of said subdivision; thence northerly with said reserved strip 75 feet to the southerly line of the property conveyed to S.R. Lyon by deed from George T. Menees and wife of record in Book 911 at page 377, said Register's office; thence easterly with same 89.5 feet, more or less to a point 20 feet westerly from the easterly line of said Lot No. 8; thence southerly parallel with same 75 feet more or less, to the northerly margin of Grapevine Avenue; thence westerly with same 87.25 feet, more or less to the beginning.

Being the same property conveyed to Andrew G French by Warranty Deed from Ronnie Dean Cunningham and wife Vicki Lynn Cunningham dated 5/25/11 and filed for record on 5/25/11 of record in Inst. No. 201105250040125, said Register's Office for said County. The same Andrew G French having since died on 11/02/2024 and by an Order granting Petition to Open Testate Estate and to Issue Letters Testamentary was filed on April 17, 2025 under Case No. 25P141 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee; with Letters Testamentary having been issued to Nancy B Leadbetter and appointing her as Executrix of the estate of Andrew G. French, deceased under said Case No. 25P141, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **410 Grapeview Avenue, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 4th day of June, 2025.

Nancy B. Leadbetter

Nancy B Leadbetter, individually and as the Executrix
of the Estate of Andrew G French, deceased

STATE OF MAINE
COUNTY OF Kennebec

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy B Leadbetter, individually and as Executrix of the Estate of Andrew G French, deceased** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2025.

SERGEI A. CHAPARIN
Notary Public-Maine
My Commission Expires
August 08, 2028

Commission Expires: 08/08/2028

Notary Public