Karen Johnson Davidson County
Batch# 1293841 DEEDWARR
07/03/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,023.90
20250703-0052897

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $547,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of JULY, 2025.

Notary Public
My commission expires: 9/13/2028

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Joshua Richards**<br>**Victoria Richards** | NEW OWNER | **181030A10900CO** |
| **6997 Calderwood Dr** | | |
| **Antioch, TN 37013** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Daniel Bowman, married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joshua Richards and Victoria Richards, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Subdivision Plat, Section Five, Indian Creek Estates, a Planned Unit Development, of record in Plat at Instrument No. 20030424-0055115, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Bowman, an unmarried man, by Warranty Deed from Ariyan Zebari and Regur Guly, wife and husband, and Renjbar Zebari, dated February 19, 2021, of record in Instrument No. 20210301-0025258, in the Register's Office for Davidson County, Tennessee. Mary Elizabeth McGarr hereby signs to convey any interest she may have, marital or otherwise as the wife of Daniel Bowman.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6997 Calderwood Dr, Antioch, TN 37013.

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 in 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.

Daniel Bowman Date: 7/2/25

Mary Elizabeth McGarr Date: 7/2/25

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Daniel Bowman and Mary Elizabeth McGarr, the within named Grantor(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, at office, this 2 day of July, 2025.

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/26

# Certificate of Authenticity

I, Joshua A. Terry, 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 July 2nd 2025.

Affiant Signature – Joshua A. Terry

7/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/3/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27