Karen Johnson Davidson County
Batch# 651491 DEEDWARR
06/08/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,652.90
20210608-0076657

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave. Ste. 801
(901) 881-8600

WARRANTY DEED

Effective as of **May 20th, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **EPH 2 ASSETS, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Shane B. Bowen and wife, Leah Bowen** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plat of Burton Hills, Village of Summerwind, Tract 12, a portion of Zoned Lot II, as of record in Book 6250, Page 811, Register's Office for Davidson County, Tennessee.

This real property being all or part of the property conveyed to Grantor by quitclaim deed of record at instrument no. 20200520-0052291, in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for subdivision restrictions, building lines and easements of record in Book 6250, Page 811, Book 6778, Page 709, Book 6250, Page 284 and Book 6250, Page 649; Declaration of Covenants, Conditions in Book 6517, Page 522; Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6691, Page 593; Second Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6778, Page 532; Third Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6778, Page 536; Declaration of Covenants, Conditions and Restrictions of Burton Hills Village of Summerwind in Book 6778, Page 510; First Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6917, Page 736; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505; Charter of Burton Hills Village of Summerwind Association, Inc. of record in Book 6921, Page 212; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6921, Page 216; Charter of Burton Hills Village of Summerwind Association, Inc. of record in Book 6778, Page 505; all of record in the Register's Office of **Davidson County**, Tennessee; and 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless

otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Williamson County, State of Texas on this 20 day of May, 2021.

GRANTORS:

EPH 2 ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Alyssia Ventura, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized signor of EPH 2 ASSETS, LLC, the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and seal, at office in State and County named herein on this 20 day of May, 2021.

Notary Public
My Commission Expires: 09-01-2021

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2021
Notary ID 131267092

New Owner Name and Address to: Shane Bowen and Leah Bowen 703 Summerwind Circle Nashville, TN 37215 Property Address: 703 Summerwind Circle Nashville, TN 37215 Mail tax bills to: Shane Bowen and Leah Bowen 703 Summerwind Circle Nashville, TN 37215 Parcel I.D. Numbers: **131-06-0B-071.00**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $717,000.00. AFFIANT Subscribed and sworn to before me this 27 day of May, 2021. NOTARY PUBLIC Commission expires: July 3, 2021

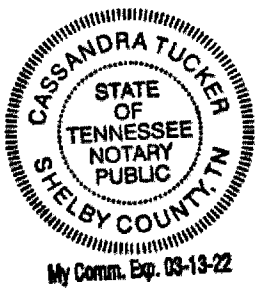
NICHOLAS BURRAGE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

I, Stevie Friesth, 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 and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

Notary's Seal (If on paper)