WARRANTY DEED

Prepared by
Record and Return to
Chapman & Rosenthal Title
1620 Westgate Circle, Suite
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1017673 DEEDWARR
06/22/2023 10 17 45 AM 2 pgs
Fees $13 00 Taxes $1,844 45

20230622-0047329

File No DH-23-4583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Landon T Bowland and Lindsey L Bowland		
(NAME)	(NAME)	
2879 Lyncrest Drive	New Owner	096-13-0-196 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we, **Samantha Pita, a married woman, and Armando X. Pita and Maria Lourdes Pita, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landon T. Bowland and Lindsey L. Bowland, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of Resubdivision Lot No. 20, Happy Acres of record in Plat Book 5190, Page 719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha Pita, an unmarried person, with a 50% interest, and Armando X. Pita and Maria Lourdes Pita, husband and wife, with a 50% undivided interest, all as tenants in common by Warranty deed from Larry D. Armes and wife, Patricia J. Armes of record in Instrument No. 20180905-0087971 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 5, 2018.

This was not the marital residence for Samantha Pita and is not subject to any marital interest herein.

This is property more commonly known as 2879 Lyncrest Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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/our hand this 20th day of June, 2023.

Samantha Pita

Armando X Pita

Maria Lourdes Pita

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of June, 2023, before me personally appeared Samantha Pita, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Notary Signature
My commission expires.

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 19th day of June, 2023, before me personally appeared Armando X. Pita and Maria Lourdes Pita, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Notary Signature Tracy Flavien
My commission expires. 1-4-2025

TRACY FLAVIEN
Notary Public - State of Florida
Commission # HH 076770
My Comm. Expires Jan 4, 2025

☒ Physical presence Or
☐ Online Notarization
☐ Personally Known Or
☒ Produced Identification FL-DL