WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES 05/10/28

Karen Johnson Davidson County
Batch # 1248360 DEEDWARR
03/20/2025 09 01 42 AM 2 pgs
Fees $13 00 Taxes $1,813 00
20250320-0020183

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-29-2028

THIS INSTRUMENT WAS PREPARED BY, AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-25-5826

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jacob Andrew Bougere	SoFi Bank N.A.	
(NAME)	(NAME)	
5826 Leslie Avenue	2750 East Cottonwood Pkwy	**091 10 0 052.00**
(ADDRESS)	Suite 300 (ADDRESS)	
Nashville, TN 37209	Cottonwood Heights, UT 84121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MADISON MARIE HOUSER AND DAWSON OWEN HOUSER, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JACOB ANDREW BOUGERE, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 57 on the SUBDIVISION OF LOTS 39 AND 40, IN THE DIVISION OF B F COCKRILL FARM, a plan of which is of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Madison Marie Houser and Dawson Owen Houser, wife and husband, by Warranty Deed from Garrett Tanner Hicklin and Elizabeth Hicklin, husband and wife, of record in Instrument No. 20230309-0017186, in the Register's Office of Davidson County, Tennessee, dated March 07, 2023, and recorded on March 09, 2023

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS 39 AND 40, IN THE DIVISION OF B F COCKRILL FARM, as recorded in Plat Book 332, Page(s) 41
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MADISON MARIE HOUSER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250320-0020181, Register's Office for **Davidson** County, Tennessee*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **DAWSON OWEN HOUSER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250320-0020182, Register's Office for **Davidson** County, Tennessee*

This is ____ **unimproved** __X__ **improved** property known as **5826 Leslie Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th day of March, 2025

Madison Marie Houser by John Bishop, her attorney in Fact

Madison Marie Houser by John Bishop, her Attorney-In-Fact

Dawson Owen Houser by John Bishop, his attorney in Fact

Dawson Owen Houser by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MADISON MARIE HOUSER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MADISON MARIE HOUSER**

Witness my hand and official seal this **14th** day of **March, 2025**

Notary Signature
My Commission Expires 7.22.25

TONYA B CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DAWSON OWEN HOUSER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DAWSON OWEN HOUSER**

Witness my hand and official seal this **14th** day of **March, 2025**

Notary Signature
My Commission Expires 7.22.25

TONYA B CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP JULY 22, 2025