Prepared By & Return To: Tennessee Title Services LLC-Brentwood 7000 Executive Center Dr Ste. 290 Brentwood, TN 37027 B-25-1084	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2025 Notary Public Commission Expires:

Karen Johnson Davidson County
Batch # 1254211 DEEDWARR
03/31/2025 02:21:08 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20250331-0024213

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pat Rowan and Patrick Rowan 501 Lovell Street Nashville, TN 37209	First Bank 1221 Broadway, Ste. 1300 Nashville, TN 37203	091100229**0**

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Wade R. Elder, undivided one-half interest and Julian Tune and wife, Mary Burrow Tune, undivided one-half interest
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Patrick Rowan and Pat Rowan, as joint tenants with right of survivorship
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:

A Certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being the Southeasterly part of Block "E" on the Map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13, 14, 15 and 17 of the B.F. Cockrill Farm, as of record in Book 332, Page 7, Register's Office for said County and more particularly described in said Plan of Record.

Beginning at a point in the center of Lovell Street at the intersection of the center line of said Lovell Street and the center line of Maxon Street; thence with the center of said Lovell Street Northwardly 72 feet; thence Westwardly 180 feet to a point in the Eastern boundary line of a part of Block "E" conveyed to John Thomas Thompson and wife, by Deed from J. W. Garrett and wife, of record in Book 1340 at Page 354, said Register's Office, said point being 5 feet Southerly from Thompson's Northeast corner; thence with the Eastern boundary line of said Thompson's property, Southwardly 72 feet to the center of said Maxon Street, thence with the center of said Maxon Street, Eastwardly 180 feet to the beginning.

Being the same property conveyed to Wade R. Elder and wife, Lee Ann Wynegar, an undivided one-half interest, and Julian W. Tune and wife, Mary Burrow Tune, an undivided one-half interest, by Kathleen Stansberry Hines, Jennie Lee Houston (by and through her duly appointed Attorney-In-Fact, Kathleen Stansberry Hines, by Limited power of Attorney recorded at Instrument No. 20090806-0073839, Register's Office for Davidson County, Tennessee), Carmen Fay Brooks (by and through her duly appointed Attorney-In-Fact, Kathleen Stansberry Hines, by Limited Power of Attorney recorded at

Instrument No. 20090806-0073840, Register's Office for Davidson County, Tennessee), Julia Ann Beck (by and through her duly appointed Attorney-In-Fact, Kathleen Stansberry Hines, by Limited Power of Attorney recorded at Instrument No. 20090806-0073841, Register's Office for Davidson County, Tennessee), Linda Weaver (by and through her duly appointed Attorney-In-Fact, Kathleen Stansberry Hines, by Limited Power of Attorney recorded at Instrument No. 20090806-0073842, Register's Office for Davidson County, Tennessee), and Barbara Jean Brown (by and through her duly appointed Attorney-In-Fact, Kathleen Stansberry Hines, by Limited Power of Attorney recorded at Instrument No. 20090806-0073843, Register's Office for Davidson County, Tennessee) on August 6, 2009.

Being the same property conveyed to Wade R Elder by Quitclaim deed from Lee Ann Wynegar Elder of record in Instrument No. 20200626-0069645, Register's Office for Davidson County, Tennessee, dated 6/26/2020 and recorded on 6/26/2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 501 Lovell Street, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 28th day of March, 2025.

Wade R. Elder

Wade R. Elder

Mary B. Tune

Mary Burrow Tune

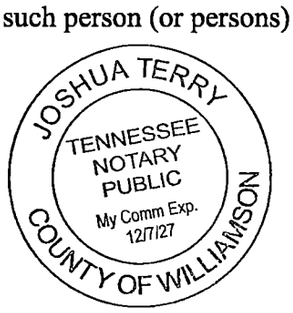
Julian W. Tune

Julian W. Tune

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2025, before me personally appeared Wade R. Elder, Mary Burrow Tune and Julian W. Tune, 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.

Witness my hand, at office, this 28th day of March, 2025.



Notary Signature
My commission expires: