Karen Johnson Davidson County
Batch# 1283812 DEEDWARR
06/10/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250610-0045558

**WARRANTY DEED**

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

File No. AD-25-9796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Mark Naylor and Kami Lunsford | NEW OWNER | |
| (NAME) | (NAME) | |
| 316 Hidden Springs Cove | | 033-13-0B-008.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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, **Jack R. Fowler Jr. and Lauren Elizabeth Fowler, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Naylor and Kami Lunsford, 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. 8 on the Plan of Final Plat of Phase 3, Hidden Springs, A Cluster Lot Development of record in Plat at Instrument No. 20190807-0078397, 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 Shawna Carter, a single woman, and Rachael Sykes, a single woman as tenants in common with right of survivorship by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20200813-0090941 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 13, 2020.**

**Being the same property conveyed to Jack R. Fowler, Jr., and Lauren Elizabeth Fowler, husband and wife by Warranty Deed from Shawna Carter and Rachael Sykes, a married couple of record in Instrument No. 20230922-0074523 Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on September 22, 2023.**

**This is property more commonly known as 316 Hidden Springs Cove, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 3rd day of June, 2025.

Jack R Fowler Jr. by Lauren Elizabeth Fowler, attorney in fact
Jack R. Fowler, Jr. by Lauren Elizabeth Fowler, Attorney-In-Fact

Lauren Elizabeth Fowler
Lauren Elizabeth Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Lauren Elizabeth Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Jack R. Fowler, Jr., and that this instrument was executed individually and on behalf of the said Jack R. Fowler, Jr. for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20250604-0043993, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 3rd day of June, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 3, 2025

Affiant Signature

6/3/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3 day of June, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY