Karen Johnson Davidson County
Batch# 1291397 DEEDWARR
06/27/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $8,602.50
20250627-0050898

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Rowe and Sarah Rowe, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly B. Songy and Stephen G. Songy, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Brook Meade, Section VII of record in Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Rowe and Sarah Rowe, husband and wife by Warranty Deed from Keith E. Collison, a married man of record in Instrument No. 20210521-0069642 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 21, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 729 Templeton Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Same as new owner

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kimberly B. Songy **Stephen G. Songy** **729 Templeton Drive** **Nashville, TN 37205**		**102-15-0-064.00**

WITNESS THE EXECUTION HEREOF this 25th day of June, 2025.

Christopher Rowe

State of Tennessee)
County of Davidson)

On this 25th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Rowe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Sarah Rowe by Christopher Rowe, Attorney in Fact

Sarah Rowe by Christopher Rowe, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 25th day of June, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Christopher Rowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sarah Rowe acknowledged that such person executed the same as the free act and deed of Sarah Rowe.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,325,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of June, 2025.

Notary Public

My Commission Expires: 03/09/27

HOLLY RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 25, 2025.

Affiant Signature

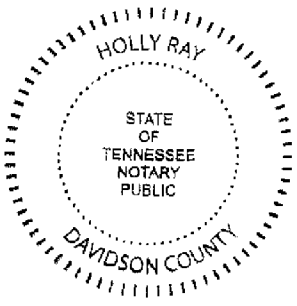
June 26, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of June, 2025.



Notary's Signature

My Commission Expires: 03/09/27