WARRANTY DEED

Karen Johnson
Batch # 1300857
07/23/2025 09 32 59 AM
Fees $13 00 Taxes $1,517 00

Davidson County
DEEDWARR
2 pgs

20250723-0058090

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 2/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Jonathan Paul Bowman and Lauren Elizabeth Bowman	ClearEdge Lending LLC	14214008700
(NAME)	(NAME)	
717 Myhr Drive	20 Enterprise, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Aliso Viejo, CA 92652	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250639

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, **James G. Archdeacon, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Paul Bowman and Lauren Elizabeth Bowman, husband and wife**, 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

Certain real property situate in the 7th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 226 on the Plan of Harpeth Valley Park Resubdivision of Lots 225 and 226, Section 2, of record in Book 4060, page 57, 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 James G. Archdeacon, unmarried, by Warranty Deed from Patrick J. Curran III and wife, Deborah Curran, dated 12/04/2003, and filed of record in Inst No 20031210-0176989; corrected in Inst. No. 20250423-0031047 and corrected in Inst No 20250625-0049946, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 717 Myhr Drive, Nashville, TN 37221
(House No) (Street) (P O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 18th day of July, 2025

James G Archdeacon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James G. Archdeacon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 18th of July, 2025.

Notary Public
My Commission Expires. 2/27/29

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY