**Prepared By & Return To:**
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0148

STATE OF TENNESSEE GHR
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of July, 2025

Notary Public

Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1302646 DEEDWARR
07/25/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250725-0059035

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Stacy Barendt & David Barendt<br>1517 Elm Run Court<br>Nashville, TN 37214 | New owner | 108-12-0-202.00 |

# 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,

**Bengi Cowger, an unmarried man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stacy Barendt and David Barendt, wife and husband**

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:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section 3, Trailwood, of record in Plat Book 6900, Page 67, 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 Bengi A. Cowger, a single person, by Warranty Deed from Anne G. McLeay, an unmarried person, dated 11/15/2024 and recorded 11/20/2024 in Instrument No. 20241120-0090112; and being the same property previously conveyed to Anne G. McLeay, an unmarried person, by Warranty Deed from Joseph D. Pisano and wife, Brenda F. Pisano, dated 9/13/1995 and recorded 9/22/1995 in Book 9802, Page 761, Register's Office for Davidson County, Tennessee.

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: 1517 Elm Run Court, Nashville, TN 37214

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 uses, 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 23rd day of July, 2025.

Bengi Cowger

Bengi Cowger

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SUMNER~~ Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bengi Cowger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Hendersonville~~, ~~Tennessee~~ Houston Texas this 23 day of July, 2025.

Carter Bourgeois

Notary Public
My Commission Expires: July 19, 2028

(Notary Seal)

CARTER ANDREW BOURGEOIS
Notary ID #134999251
My Commission Expires
July 19, 2028

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Christen Rabe, 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 **July 23, 2025**.

Date

Christen Rabe

Affiant Signature

**7/25/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027