Karen Johnson Davidson County
Batch# 1304216 DEEDWARR
07/31/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,601.18
20250731-0060830

#38773

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3551

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 07, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,750.00

Beth M. Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2025

Stacy L Thomas
Notary Public

Commission Expires: July 7, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stacey Hafen 320 Old Hickory Boulevard #2006 Nashville, TN 37221	Optimum First, Inc. 7155 Center Ave. #900 Huntington Beach, CA. 92647	128-12-0A-147.00-CO

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,

Kristen Ashley Bowness, an unmarried woman

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

Stacey Hafen, a married woman

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 in Davidson County, State of Tennessee, described as follows:

Being Unit No. 147, Building No. 20, on the plan of Eagle Ridge at the Reserve, Section 10, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and amendment No. 24, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003697, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said register's office, for a more complete identification and description of such unit.

Being the same property conveyed to Kristen Ashley Bowness, an unmarried woman by Warranty Deed from Michael Corbett and Avis Corbett, husband and wife, of record in Instrument No. 20210607-0075884, Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 07, 2021.

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: 320 Old Hickory Boulevard #2006, Nashville, TN 37221

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 28 day of July, 2025.

Kristen Ashley Bowness

STATE OF Utah
COUNTY OF Salt Lake

On this 28 day of July, 2025, before me personally appeared Kristen Ashley Bowness, 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 28 day of July, 2025.

Notary Signature
My commission expires: 6/23/26

MICHELLE K WATSON
Notary Public - State of Utah
Comm. No. 725027
My Commission Expires on
Jun 23, 2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 30, 2025 (date of document).

Affiant Signature

July 30, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029