Karen Johnson Davidson County
Batch# 1306444 DEEDWARR
08/06/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20250806-0062490

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $564,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of July, 2025.<br><br>Notary Public<br><br>My commission expires: |

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Sarah Lynn Moore | PENNYMAC LOAN SVC, LLC | 082-08-0-154.00 |
| 905 Mansfield Ave. | 6101 CONDOR DR | |
| Nashville, TN 37206 | MOORPARK, CA 93021 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUNCAN ROWE AND JEANNIE ROWE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH LYNN MOORE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly 40 feet of Lot No. 159, of Block 2, on the Plan of F. O. Beazley's McFerrin Addition to East Nashville, of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 159 fronts 40 feet on the Northerly side of Mansfield Street and runs back between parallel lines with the Westerly margin of an alley, 73 feet to a dead line.

Being the same property conveyed to Duncan Rowe, married by Warranty Deed from The Twin Team, LLC, a Tennessee limited liability company of record in Instrument No. 20170705-0067540 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

Being the same property conveyed to Duncan Rowe and Jeannie Rowe, husband and wife by Quitclaim Deed from Duncan Rowe, married of record in Instrument No. 20200129-0010836 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on January 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 905 Mansfield Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2025.

Duncan Rowe by D. Mabee Attorney in fact

**Duncan Rowe by Davey Rowe-Mabee, Attorney-in-Fact**

Jeannie Rowe by D. Mabee Attorney in fact

**Jeannie Rowe by Davey Rowe-Mabee, Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Davey Rowe-Mabee, as attorney in fact for Duncan Rowe and Jeannie Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 30, 2025.

Affiant Signature

8th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

