This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-7153-MC

Karen Johnson Davidson County
Batch# 1333242 DEEDWARR
10/10/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,734.30
20251010-0081304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $739,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Krishon Gaines 512 Pauls Trail Hermitage, TN 37076	Cadence Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	098 13 0C 184.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Earl C. Gowins, an unmarried man,** (individually and/or collectively, "Grantor"), transfer and convey unto **Krishon Gaines, single man** (individually and collectively, "Grantee"), 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. 177, on the Plan of REVISION OF LOTS 177 AND 178, PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, of record in Instrument No. 20060522-0059944 and Revised in Instrument No. 20061211-0152580, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Earl C. Gowins and wife Delores R. Gowins, as tenants by the entireties, by Quitclaim Deed from Delores Richardson Gowins (being the same person as Delores Richardson), of record in Instrument No. 20150311-0020819, in the Register's Office of Davidson County, Tennessee, dated March 11, 2015 and recorded on March 11, 2015. The said Delores R. Gowins died on August 24, 2021, leaving Earl C. Gowins as surviving tenant by the entirety.

This is improved property located at: **512 Pauls Trail, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year 2026, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2025.

GRANTOR:

Earl C Gowins

Earl C. Gowins

STATE OF OHIO
COUNTY OF WAYNE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Earl C. Gowins,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2025.

Notary Public
My Commission expires: 11-12-2029

NOTARY PUBLIC STATE OF OHIO

Sasho D. Dukovski
Notary Public, State of Ohio
My Commission Expires: 11-12-2029
Commission # 2024-RE-883884

202510100081304

I, Kirsten Virden, 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 10/06/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/06/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

