WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

TAYLOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1335384 DEEDWARR
10/17/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20251017-0082919

File #25-TL-5006-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ollie R. Beazley	**New Owner**	
(NAME)	(NAME)	**074 16 0 084.00**
5006 Bonnawell Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN M. ROWLAND, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

OLLIE R. BEAZLEY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 401, as shown on the map entitled Section Five, Hermitage Hills, of record in Plat Book 3300, page 1, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and asccurate property discription.

Being the same property conveyed to John M. Rowland, married, by Warranty Deed from Oscar Rubio and wife, Mattie Rubio, of record in Instrument No. 20000403-0033057, in the Register's Office of Davidson County, Tennessee, dated March 31, 2000 and recorded on April 03, 2000.

Sheila Rowland and Sheila D. Rowland being one in the same person.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, HERMITAGE HILLS, as recorded in Plat Book 3300, Page(s) 1, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3222, Page 154, said Register's Office. .

This is ____ **unimproved** __X___ **improved** property known as: **5006 Bonnawell Drive, Hermitage, TN 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th day of October, 2025.

John M. Rowland

Sheila D. Rowland

***SHEILA D. ROWLAND**, spouse of **JOHN M ROWLAND**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **SHEILA D. ROWLAND** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2025, before me personally appeared John M. Rowland, 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 15th day of October, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2025, before me personally appeared Sheila D. Rowland, 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 15th day of October, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10-15-2025.

Affiant Signature

10-15-2025
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15 day of October, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY