THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P25-8976-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October 2025 Notary Public MY COMMISSION EXPIRES: 3.20.28 (AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1341497 DEEDWARR
11/03/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20251103-0087240

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rica Joy Gremio and Manolo Gremio	Texana Bank NA	
2556 Devon Valley Drive	3600 Richmond Rd.	142-16-0D-038.00-CO
Nashville, TN 37221	Texarkana, TX 75503	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Cynthia W. Bowers, single,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rica Joy Gremio and Manolo Gremio, 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. 64 on the Plan of Devon Valley, Phase II of record in Plat Book 7900, Page 563, 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 Cynthia W. Bowers by Warranty Deed from Robert R. Duarte and wife, Donna F. Duarte of record in Instrument No. 20060822-0103465 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 22, 2006.

Cynthia W. Bowers being one and the same as Cynthia Wair Bowers.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property known as **2556 Devon Valley Drive, 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 do 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.

Witness our hands this the 28 day of OCTOBER, 2025.

CYNTHIA W. BOWERS BY [signature], ATTORNEY-IN-FACT
Cynthia W. Bowers by Derek Neil Bowers, Attorney-in-Fact

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Derek Neil Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Cynthia W. Bowers, and that this instrument was executed on behalf of the said Cynthia W. Bowers for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20251022-0084263 in the Register's Office for DavidsonCounty, Tennessee.

Witness my hand and official seal this 28 day of October, 2025.

[signature]
NOTARY PUBLIC

My Commission Expires:
09/20/2027

JASON KOLTZ
Notary ID #134566762
My Commission Expires
September 20, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/28/25. (date of document).

Affiant Signature

10-31-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

