WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343061 DEEDWARR
11/07/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,379.10
20251107-0089053

File #25-TL-0101-CP

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Ann Waller Curtis	**Truxton Trust**	
(NAME) **101 Mockingbird Road**	(NAME) **20 Burton Hills Boulevard, Suite 200**	**103 12 0 228.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37215**	
(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,

BARRY LEE STOWE, A SINGLE PERSON,

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

ANN WALLER CURTIS, A SINGLE INDIVIDUAL,

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, State of Tennessee, being Lot No. 3 of Block "B" on the Map of CHEROKEE PARK, SECTION ONE, of record in Plat Book 547, pages 169 and 170, Register's Office for said County.

Said lot fronts 60 feet on the Westerly side of Mockingbird Road and runs back 153 feet on the Northerly line and 153.88 feet on the Southerly line, to a dead line on which it measures 57 feet.

Being the same property conveyed to, Barry Lee Stowe by Quitclaim Deed from Sherri Stewart Stowe, of record in Instrument No. 20241114-0088743, in the Register's Office of Davidson County, Tennessee, dated September 17, 2022, and recorded on November 14, 2024. See Final Decree of Divorce Docket No. 23D1499, In the third Circuit Court For Davidson County, Tennessee At Nashville.

Being the same property conveyed to, Sherri Stowe by Quitclaim Deed from Gayoso, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200605-0058173, in the Register's Office of Davidson County, Tennessee, dated May 26, 2022 and recorded on June 05, 2020.

Being a portion of the same property conveyed to, Gayoso, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Barry L. Stowe, being one and the same person as Barry Stowe, of record in Instrument No. 20130809-0083657, in the Register's Office of Davidson County, Tennessee, dated August 07, 2013, and recorded on August 09, 2013. Also see Corrected by Scrivener's Affidavit of record at Instrument No. 20130917-0097679, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barry L. Stowe, a 50 % undivided interest by Quitclaim Deed from William D. Stowe, Jr., a married man, of record in Instrument No. 20090501-0040054, in the Register's Office of Davidson County, Tennessee, dated May 01, 2009 and recorded on May 01, 2009.

Being the same property conveyed to, William Duke Stowe and wife, Dorothy P. Stowe by Installment Deed from Lois Stow, widow of Doyle P. Stow, deceased, of record in Book 5721, Page 698, in the Register's Office of Davidson County, Tennessee, dated March 12, 1981 and recorded on March 16, 1981. The said William Duke Stowe died on June 23, 1993 and Dorothy P. Stowe died on July 17, 2008. Also see Probate Case No. 08P1693, in the Seventh Circuit Court for Davidson, Tennessee Probate Division.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECTION ONE, as recorded in Plat Book 547, Page(s) 169 & 170.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **101 Mockingbird Road, Nashville, TN 37205**.

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 5th day of November, 2025.

Barry Lee Stowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2025, before me personally appeared Barry Lee Stowe, 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 5th day of November, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 5th day of November, 2025.

Affiant Signature
Date 11.5.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

