RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $559,000.00. Affiant Sworn to and subscribed before me this 14th day of November, 2025. Notary Public My Commission Expires: Jan. 11, 2026
Karen Johnson Davidson County Batch# 1347956 DEEDWARR 11/19/2025 11:59:30 AM 4 pgs Fees: $23.00 Taxes: $2,068.30 20251119-0092236	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Jan. 11, 2026

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jeffery Strong Gitter and Emily Strong Gitter 653 Westboro Dr Nashville, TN 37209	New Owner(s)	090 12 0C 002.00

THIS GENERAL WARRANTY DEED is made and effective as of the 14th day of November, 2025 (the "***Effective Date***"), by and between:

COREY W. BOWN, a married man AND WILLIAM P. BOWN AND JULIE A. BOWN, husband and wife, as tenants in common with rights of survivorship ("***Grantor***"); and

JEFFERY STRONG GITTER and EMILY STRONG GITTER, husband and wife ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Unit 2 on the Plan of WESTBORO MANOR, a Condominium of record in Instrument No. 20120426-0035786 and Supplemented and Amended in Instrument No. 20190801-0075759, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Corey W. Bown, a single man and William P. Bown and Julie A. Bown, as tenants in common with rights of survivorship, by Warranty Deed from Doris L. Hodges, unmarried, of record in Instrument No. 20190801-0075761, in the Register's Office of Davidson County, Tennessee, dated July 29, 2019 and recorded on August 01, 2019. Also see Scrivener's Affidavit of record in Instrument No. 20200302-0023150, Register's Office of Davidson County, Tennessee.

The property being conveyed herein is not the primary residence of the Grantors herein nor their spouse(s).

This instrument is being executed on behalf of William P. Bown and Julie A. Bown, by Corey W. Bown, their Attorney in Fact pursuant to that certain Durable Power of Attorney for Sale of Real Property, of record as Instrument No. 20251113-0090349, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 653 Westboro Dr, Nashville, TN 37209.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PART LOT 63, WEST NASHVILLE ANNEX, as recorded in Plat Book 5060, Page(s) 136.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DORIS SUBDIVISION, as recorded in Instrument No. 200006090057573.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTBORO MANOR Condominium of record in Instrument No. 20120426-0035786 and Supplemented and Amended in Instrument No. 20190801-0075759; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Corey W. Bown

William P. Bown, by Corey W. Bown, Attorney in Fact
William P. Bown, By Correy W. Bown,
Attorney in Fact

Julie A. Bown, by Corey W. Bown, Attorney in Fact
Julie A. Bown, by Corey W. Bown, Attorney in
Fact

202511190092236

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, COREY W. BOWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2025.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Jan. 11, 2026

Bette Shulman
Notary Public

My Commission Expires: Jan. 11, 2026

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, COREY W. BOWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Attorney in Fact for WILLIAM P. BOWN and being so authorized, executed the within instrument the same as the free will and act of the said WILLIAM P. BOWN.

Witness my hand, at office, this 14th day of November, 2025.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Jan. 11, 2026

Bette Shulman
Notary Public

My Commission Expires: Jan. 11, 2026

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, COREY W. BOWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Attorney in Fact for JULIE A. BOWN and being so authorized, executed the within instrument the same as the free will and act of the said JULIA A. BOWN.

Witness my hand, at office, this 14th day of November, 2025.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Jan. 11, 2026

Bette Shulman
Notary Public

My Commission Expires: Jan. 11, 2026

202511190092236

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 14, 2025.

J. Carlton Drumwright

November 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY