WARRANTY DEED

D. ELLIOT ANDERSON
My Commission Expires
NOTARY PUBLIC
August 5, 2026
COBB COUNTY, GEORGIA

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,900.00

Vivian Bowman William Bowman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2026.

D. Elliot Anderson
Notary Public

MY COMMISSION EXPIRES: 8-5-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leigh Ann Dickerson	Mortgage Investors Group	108-12-0B-033.00
(NAME)	(NAME)	Karen Johnson Davidson County
3116 Harborwood Drive	8320 E Walker Springs Ln	Batch# 1375790 DEEDWARR
(ADDRESS)	(ADDRESS)	02/04/2026 01:40:30 PM 3 pgs
Nashville, TN 37214	Knoxville, TN 37923	Fees: $18.00 Taxes: $1,527.73
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20260204-0007876

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 considerations, the receipt of which is hereby acknowledged, **William Bowman, and wife, Vivian Bowman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leigh Ann Dickerson, an unmarried woman and Virgil Lucas Baker, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit: being Lot No. 106 Harborview, Phase I-A Section One, as shown by plat of record in Plat Book 6900, page 583, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Bowman and wife Vivian Bowman by Warranty Deed from William V. Lafollette and wife, Marsha Thompson Lafollette., dated 11/18/2002, of record in Instrument No. 20021120-0144023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3116 Harborwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 29TH DAY OF JANUARY, 2026.

William Bowman

William Bowman

Vivian Bowman

Vivian Bowman

State of GEORGIA
County of Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Bowman and Vivian Bowman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of January, 2026.

Notary Public:
My Commission Expires: 8-5-2026

D. ELLIOTT ANDERSON
My Commission Expires
NOTARY PUBLIC
August 5, 2026
COBB COUNTY, GEORGIA

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 January 30, 2026.

Lissa Groom
Affiant
Date: January 30, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of January, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON