This Instrument Prepared By:
Lisa W. Gammeltoft, Esq.
KIZER, GAMMELTOFT & BROWN, P.C.
110 Cogdill Road
Knoxville, Tennessee 37922
(865) 692-8777

Karen Johnson Davidson County
Batch # 1381563 DEEDWARR
02/17/2026 08:59:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012079

Identification:
Property Address:
9054 Old Harding Road Franklin, TN 37064
Map: 89P, Group: G, Parcel: 017

Source of Grantors' interest in real property herein described:
Deed Book: 10822, Pages 375-377,
Identification Reference:0407792
in the Office of the Register of Deeds
for Davidson County, Tennessee

WARRANTY DEED

THIS INDENTURE, made this 16th day of January, 2026, between:

DON M. BOWLIN, JR. and ABBY BROWN BOWLIN, husband and wife, as tenants-by-the-entirety, of Davidson County, Tennessee, Grantors, and

DONNIE MACK BOWLIN, JR. and ABBY BROWN BOWLIN, TRUSTEES of THE BOWLIN JOINT REVOCABLE LIVING TRUST dated January 16, 2026, with full power to sell, convey, encumber or mortgage without joinder of beneficiary and without purchaser looking to the application of the proceeds, Grantee.

THE BOWLIN JOINT REVOCABLE LIVING TRUST dated January 16, 2026 is a tenants by the entirety trust and the provisions of *Tenn. Code Ann.* §35-15-510 shall apply to this property and its proceeds.

WITNESSETH: That the said Grantors, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantee, the following described premises and land, to-wit:

See Exhibit A Attached Hereto And By This Reference Incorporated Herein

THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED TO THE PREPARER.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Davidson County, Tennessee Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever.

And the said Grantors, for themselves and for their heirs, executors, and administrators, do hereby covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee-simple of the premises and land above conveyed, and have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and that they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Don M. Bowlin Jr.

DON M. BOWLIN, JR

ABBY BROWN BOWLIN

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public, DON M. BOWLIN, JR. and ABBY BROWN BOWLIN, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2026.

LISA W. GAMMELTOFT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 8/4/2027

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to *Tenn. Code Ann.* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required.

Donnie Mack Bowlin Jr.
DONNIE MACK BOWLIN, JR., Trustee

Sworn to and subscribed before me this 16th day of January, 2026.

LISA W. GAMMELTOFT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission Expires: 8/4/2027

Name and address of property owner responsible for payment of taxes:

Donnie Mack Bowlin, Jr. and Abby Brown Bowlin, Trustees
9054 Old Harding Pike
Franklin, TN 37064

EXHIBIT A

LAND in DAVIDSON County, Tennessee, being Tract No. 3 on a Map of a Division of a portion of the Dennis Gore Farm, made by C.K. McLemore, Surveyor, dated August 1977 and a survey by JOHN KOHL & COMPANY, P.C., dated February 23, 1998, as follows:

BEGINNING at a point in the northwesterly margin of OLD HARDING ROAD, said point being 821 feet southwesterly from the southwesterly corner of the King Lands; thence North 21 degrees 14 minutes West 1,366.4 feet, more or less, to the center of South Harpeth River; thence with the center of said river, South 56 degrees 32 minutes West 175 feet to a point; thence South 15 degrees 01 minute East 1,493.6 feet to a point in the northwesterly margin of Old Harding Road; thence northeasterly along the curving margin of Old Harding Road, 375 feet to the point of BEGINNING.

BEING the same property conveyed to DON M. BOWLIN, JR. and ABBY BROWN BOWLIN, husband and wife, from ROGER D. BASKETTE, SR. and wife, THETIS L. BASKETTE, by Warranty Deed dated February 25, 1998, and of record in Deed Book: 10822, Pages 375-377, Identification Reference:0407792 in the Register's Office for Davidson County, Tennessee.