Karen Johnson Davidson County
Batch# 1381930 DEEDWARR
02/17/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20260217-0012549

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $274,000.00

Signature _____ Affiant

Subscribed and sworn to before me on this the 17 Day of Feb, 2026

Notary Public _____
My Commission expires 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Derek Stowe
3535 Bell Rd
Nashville, TN 37214

SEND TAX BILLS TO:
Derek Stowe
3535 Bell Rd
Nashville, TN 37214

MAP AND PARCEL NUMBER: 109050B90300CO

WARRANTY DEED
26NT00125

Effective the 11th Day of February 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Candice W. Floyd, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Derek Stowe, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 903 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Candice W. Floyd, an unmarried woman by Warranty Deed from Gregory L. Hind, an unmarried man as recorded 11/15/2019 in Book NA at Page NA as Document 20191115-0117965.

Commonly Known As: 3535 Bell Rd, Nashville, TN 37214

Tax ID: 109050B90300CO

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 11th day of February, 2026

Candice W. Floyd

Candice W. Floyd

State of Tennessee
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Candice W. Floyd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Slayder Shermaine Betts

Notary Public

My Commission expires: 4/15/2028

SLAYDER SHERMAINE BETTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/11/2026.

Affiant Signature – Joshua A. Terry

2/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/17/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27