Karen Johnson Davidson County
Batch# 1382416 DEEDWARR
02/18/2026 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20260218-0012728

WARRANTY DEED

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

File No. BC-26-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 12/16/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Gregory Mowery and Marlow Elizabeth Mowery	New Owner	
(NAME)	(NAME)	
827 Argle Avenue		051-04-0-171.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HIS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER GREGORY MOWERY AND MARLOW ELIZABETH MOWERY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6, of Block D and the southerly one-half of Lot No. 5 of Block D on the Map of Power and Roth's Madison Park, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 75 feet on the East side of Argyle Avenue and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to William Hardy Houseman, III, an unmarried man by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20100430-0033266 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on April 30, 2010.

William Hardy Houseman, III died on or about February 8, 2025.

Being the same property conveyed to His Investments LLC, a Tennessee Limited Liability Company by Warranty Deed from Perry B. Housman, Married of record in Instrument No. 20250606-0044685 Register's Office for Davidson County, Tennessee, dated June 04, 2025 and recorded on June 06, 2025.

This is property more commonly known as 827 Argle Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, 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 GRANTEES, 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 our hand this 17th day of February, 2026.

His Investments LLC, a Limited Liability Company

By: _____
Lukas Ham, Member

By: _____
Tehya Ham, Member

By: _____
Richard Stanley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Lukas Ham, Tehya Ham, and Richard Stanley of His Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of His Investments LLC, the within named bargainor, a Limited Liability Company, and that such Lukas Ham, Tehya Ham, and Richard Stanley of His Investments LLC as such Members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, TN, this 17th day of February, 2026.

_____
Notary Signature
My commission expires:_____



Certificate of Authenticity

I, _____, 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 2/17/2026 (date of document).

_____
Affiant Signature

Date: 2/17/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17 day of February, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER