Karen Johnson Davidson County
Batch# 1392467 DEEDWARR
03/13/2026 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260313-0019934

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/5/29

File #**26-TL-2017-C**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Samantha Paige Rowland (NAME)	CMG Mortgage Inc. dba CMG Home Loans (NAME)	
2017 Hackberry Lane (ADDRESS)	3160 Crow Canyon Road, Suite 400 (ADDRESS)	**083 06 0 403.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

FRANKIE ZWICK, AN UNMARRIED PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMANTHA PAIGE ROWLAND, AN UNMARRIED WOMAN

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 62 and the Westerly 25 feet front and 24.6 feet rear of Lot No. 63 on the map of ROLLING ACRES, of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot and part of said lot adjoin and front 115 feet on the Northerly side of Hackberry Lane and run back 227.9 feet on the Westerly line of Lot No. 62 and 162.8 feet more or less on the Easterly line of a part of Lot No. 63, to the Fluty lot in the rear on which they measure 94.6 feet.

Being the same property conveyed to Frankie Zwick, Unmarried, by Warranty Deed from Jon Paul Johnson, Unmarried, of record in Instrument No. 20180907-0088964, in the Register's Office of Davidson County, Tennessee, dated September 05, 2018, and recorded on September 07, 2018.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING ACRES, as recorded in Plat Book 1130, Page(s) 34.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2017 Hackberry Lane, Nashville, TN 37206**.

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), their heirs and 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), 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 my/our hand(s) this the 10th day of **March, 2026**.

Frankie Zwick

STATE OF Montana
COUNTY OF Gallatin

On this 10th day of March, 2026, before me personally appeared Frankie Zwick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2026.

Notary Signature
My commission expires: 12/15/2026

HOLLY A JONES
NOTARIAL SEAL
STATE OF MONTANA

HOLLY A JONES
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
December 15, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 11. 2026

Affiant Signature

12th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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