WARRANTY DEED

Karen Johnson Davidson County
Batch# 1399660 DEEDWARR
03/31/2026 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260331-0025234

JM-C-26-1335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-9-2028

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kasey Bowe	**Same As New Owner**	
(NAME)	(NAME)	**097-02-0A-297.00-CO**
1335 Riverbrook Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(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, **MATTHEW E. SONGER AND CASSIDY J. SONGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KASEY BOWE, 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. 297 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which Plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Songer and Cassidy Songer, husband and wife by Warranty Deed from Sheena Pickett, an unmarried woman of record in Instrument No. 20220920-0104645 Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 20, 2022.

Being the same property conveyed to Matthew Songer and Cassidy Songer, husband and wife by Warranty Deed from Sheena Pickett, an unmarried woman of record in Instrument No. 20220920-0104645 Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 20, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat at Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument Number 20080408-0035557, and Instrument No. 20120320-0023510, Instrument No. 20140424-0034614 and Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.
- Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument No. 20100108-0001971, Instrument No. 20110427-0032200 and Instrument No. 20170621-0062249, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20090109-0002452, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer & Pumping Station Easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm Water Drainage Easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm Water Drainage Easement Agreement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.

• Slope Easement Agreement for Riverwood Village Boulevard of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 7621, Page 276 and Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement of record in Book 4764, Page 324, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1335 Riverbrook Dr, Hermitage, Tennessee 37076**.

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 27th DAY OF MARCH, 2026.

Matthew E. Songer

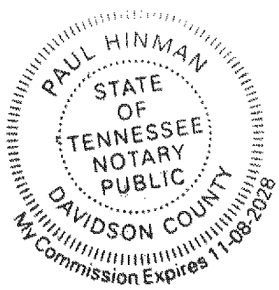
Cassidy J. Songer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW E. SONGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

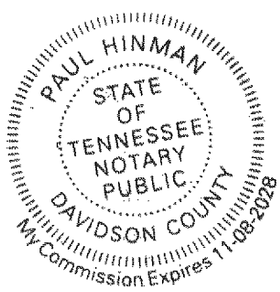


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSIDY J. SONGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/27/2026 (date of document).

Emma Howard
Affiant Signature

3/27/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL