This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $535,000.00.

Affiant

Subscribed and sworn before me this the 1st day of April, 2026.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1401436 DEEDWARR
04/02/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260402-0026735

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Shapiro	Truist Bank	081-07-1A 002.00
2110 B 15th Ave N	1001 Semmes Avenue	
Nashville, TN 37208	Richmond, VA 23224	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN BOWER, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZACHARY REED SHAPIRO AND SOFIA MARIE TORRES, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit B of 2110A-2110B 15th Avenue North Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for 2110A-2110B 15th Avenue North Townhomes, of record in Instrument No. 20170216-0015936, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 2110A-2110B 15th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170216-0015936, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Benjamin Bower, a single man, by Warranty Deed from Advanced Equity, LLC, an Arizona limited liability company, dated 4/3/2018 and recorded 4/5/2018 in Instrument No. 20180405-0032048, Register's Office for Davidson County, Tennessee. The said Madison Dotson is joining in this conveyance to coney any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2110 B 15th Ave N, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of April, 2026.

Benjamin Bower
Signed with Stavvy
Benjamin Bower

Madison Dotson
Signed with Stavvy
Madison Dotson

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me by Remote Online Notary, the undersigned, a Notary Public in and for said county and state, Benjamin Bower and Madison Dotson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

True Copy Certification

I, **Tammy Carney,** 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 this the 1st day of April, 2026.

Affiant Signature

Date 4-1-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

