Karen Johnson Davidson County
Batch # 1403582 DEEDWARR
04/09/2026 08:49:33 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260409-0028660

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353734** TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2026. Notary Public My Commission Expires: 11-5-29

WARRANTY DEED

Address New Owner: Paul Van Pernis and Haleigh Olivia Duke 1600 Lillian Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 13 0 454.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Michael Sowders and Katherine Darling Hyde, as authorized Trustees of the Sowders Hyde Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haleigh Olivia Duke, an unmarried woman and Paul Anton Van Pernis, II, an unmarried man as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of the EDGEFIELD LAND CO'S SECOND OR SPRING SUBDIVISION of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory Michael Sowders and Katherine Darling Hyde, Trustees, or any successors in trust, under the Sowders Hyde Family Trust dated December 5, 2022, and any amendments thereto, by Warranty Deed from Katherine Darling Hyde and Gregory Michael Sowders, wife and husband, of record in Instrument No. 20221216-0130403, in the Register's Office of Davidson County, Tennessee, dated December 05, 2022 and recorded on December 16, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEFIELD LAND CO'S SECOND OR SPRING SUBDIVISION, as recorded in Plat Book 57, Page(s) 152.

This is improved property located at 1600 Lillian Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2026.

The Sowders Hyde Family Trust

BY: Trustee
Gregory Michael Sowders, Trustee

BY: trustee
Katherine Darling Hyde, Trustee

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Michael Sowders and Katherine Darling Hyde, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Authorized Trustees for The Sowders Hyde Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of April, 2026.

see attachment
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On APRIL 1, 2026 before me, CRYSTAL S. PEREZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Gregory Michael Sowders and Katherine Darling Hyde,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CRYSTAL S. PEREZ
COMM. #2486653
Notary Public - California
Los Angeles County
My Comm. Expires May 9, 2028

NRO1 NRO1

Signature _____ (Seal)