Karen Johnson Davidson County
Batch# 1408234 DEEDWARR
04/20/2026 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,648.91
20260420-0031977

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-38476-26

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,652.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Hedgepeth and Arlen Capellan-Hedgepeth 1018 Riverwood Village Blvd. Hermitage, TN 37076	Same address as new owner	097-02-0A-003-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY FIVE THOUSAND SIX HUNDRED FIFTY TWO AND 00/100 Dollars ($445,652.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ROWELL AND WIFE, AMY ROWELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDRE HEDGEPETH AND ARLEN CAPELLAN-HEDGEPETH, A MARRIED COUPLE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot (s) 3, as shown on the map entitled Villages of Riverwood, of record as Instrument No. 20080610-0059689, amended as Instrument Nos. 20080723-0075577 and 20090603-0051286 and certificate of Correction as instrument No. 20081105-0110185, Register' s Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Rowell, by Warranty Deed from Larry Cox dated June 15, 2023, and recorded June 16, 2023, in Instrument No. 20230616-0046022, said Register's Office.

Amy Rowell, spouse of Michael Rowell, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1018 Riverwood Village Boulevard, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of April, 2026

GRANTOR(S)

Michael Rowell

Michael Rowell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Michael Rowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2026/

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

GRANTOR(S)

Amy C. Rowell

Amy Rowell

STATE OF TENNESSEE
COUNTY OF **BULLOCH**

Personally appeared before me, a Notary Public, Amy Rowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14 day of April, 2026

Notary Public

Brennan Mclean

Printed Notary Name

My commission expires: 6-9-28

BRENNAN MCLEAN
Notary Public - State of Georgia
Bulloch County
My Commission Expires Jun 9, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 16, 2026 (date of document).

Jennifer Pennell

April 17, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 17, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal