This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Clayton Scott Born
5906 Old Harding Pike
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee
NEW OWNER

MORTGAGEE:

NEW OWNER
_____, _____ _____

MAP **129-04**
GROUP **B**
PARCEL **002.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samantha Bouler Ward and Harry H. Ward, Jr., wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Clayton Scott Born and Mary Caroline Lewis, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5906, together with the appurtenant interest in the common elements of Cottages at Post II Townhomes, a horizontal property regime with the private regime with private elements established by Declarations of record in Instrument No. 20131226-0130065, as corrected in Instrument No. 20150303-0018133, Register's Office, Davidson County, Tennessee. Said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 4 on the plan of Westview Subdivision, of record in Plat Book 2330, page 155, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Samantha Bouler, unmarried by deed from The Bacon Group, Inc., a Tennessee Corporation of record in Instrument no. 20150312-0021380, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Karen Johnson Davidson County
Batch # 1411855 DEEDWARR
04/27/2026 02:23:25 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20260427-0036469

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **5906 Old Harding Pike, Nashville, Tennessee 37205.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **27th** day of **April, 2026.**

Samantha Bouler Ward

Harry H. Ward, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Samantha Bouler Ward and Harry H. Ward, Jr., wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 2026.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2028

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $830,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2026.

NOTARY PUBLIC

My Commission Expires:



#26-9813