WARRANTY DEED

Karen Johnson Davidson County
Batch# 1412216 DEEDWARR
04/28/2026 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20260428-0037199

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $820,000.00.

Tina Shinn
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 4/24/26.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F, Clarksville, TN 37043
File # 4022-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joshua Kloewer and Logan Maria Kloewer	New Owner	083-04-4A-002.00-CO
1206 A Rosebank Court		
Nashville, TN 37206		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anthony Robert Jones, a married man, and Bryant Douglas Hawkins, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Kloewer and Logan Maria Kloewer, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1206B as set forth in the Declaration of Covenants, Conditions and Restrictions for 1206 Rosebank Court Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160812-0084223 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as

Exhibit "B" of said Declaration for a more complete identification and description of said Unit.

Being the same property conveyed to Anthony Robert Jones, an unmarried man and Bryant Douglas Hawkins, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20171013-0104938 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 13, 2017.

This is property known as 1206 A Rosebank Court Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 4/24/26

Anthony Robert Jones

Bryant Douglas Hawkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony Robert Jones and Bryant Douglas Hawkins, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 4/24/2026.

NOTARY PUBLIC
My Commission Expires: 05/08/2029

TERRA LYONS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/24/26.

Affiant Signature – Joshua A. Terry

4/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/27/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27