# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

DM-ARG-26-207

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Alexander Luke Bowman** | **PennyMac Loan Services LLC** | |
| (NAME) | (NAME) | **134-00-0-329.00** |
| **207 Paragon Mills Rd** | **P.O. Box 6618** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | **Springfield, OH 45501** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **ERASMO RAMOS RAMIREZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER LUKE BOWMAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of 205 Paragon Mills Rd of record in Plat at Instrument No. 20221007-0110627, 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 a portion of the same property conveyed to Erasmo Ramos Ramirez by Warranty Deed from Entrust Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20240202-0007660 Register's Office for Davidson County, Tennessee, dated February 01, 2024 and recorded on February 02, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record as Instrument Number 20221007-0110627, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20210615-0080442, Register's Office for Davidson County, Tennessee.
- Right-of-Way Deed in Book 2195, Page 303, Register's Office for Davidson County, Tennessee.
- Deed for Highway Access and ingress/egress in Book 2858, Page 249, Register's Office for Davidson County, Tennessee.
- Deed to Davidson County, Tennessee in Book 3286, Page 463, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Paragon Mills Rd., Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with 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 is 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.

Karen Johnson Davidson County
Batch # 1416802 DEEDWARR
05/06/2026 01:45:59 PM 2 pgs
Fees: $13.00 Taxes: $1,757.13

20260506-0040882

Witness my/our hand(s) this the 4 DAY OF MAY, 2026.

Erasmo Ramos Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERASMO RAMOS RAMIREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212