Name and Address of New Owner:
Robert Meza and Criselda Meza
207 Fonnic Drive
Goodlettsville, TN 37072

Send Tax Bills To:

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 033-14-0-047.00

Karen Johnson Davidson County
Batch# 1419834 DEEDWARR
05/13/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260513-0043013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robin Bowman and Christina Whitley, spouses married to each other**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Meza and Criselda Meza, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Parcel No. 1

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Pleasant Hill, as shown by plat of record in Plat book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 8 fronts 128.05 feet on the Westerly side of Fonnic Drive, and runs back 320 feet on the north line and 305 feet on the south line, to a dead line in the rear on which it measures 161.3 feet.

Being the same property conveyed to Robin Bowman and Christina Whitley, spouses married to each other, by Warranty Deed dated September 28, 2018 from Susan Turnbach, an unmarried woman, recorded October 4, 2018 in Instrument No. 20181004-0098630 in the Register's Office.

Parcel 2:

Being parcel A reserved on the Pleasant Hill, of record in Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 8 of said subdivision; thence, with the south line of Parcel A, north 85 degrees, 50 minutes west 722.21 feet to a monument; the north 26 degrees 36 minutes east 168.07 feet to a monument at the southeast corner of Lot No. 1 on said subdivision; thence east along the rear line of Lots no. 1 through 5, inclusive, 659.7 feet to the northwest corner of Lot No. 8; thence south along the rear line of said lot, 161.3 feet to the beginning.

Being the same property conveyed to Robin Bowman and Christina Whitley, spouses married to each other, by Quitclaim Deed dated September 18, 2018 from Susan Turnbach, unmarried, recorded October 4, 2018 in Instrument No. 20181004-0098629 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of May, 2026.

_____(SEAL)
Christina Susan Whitley

_____(SEAL)
Robin Marie Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2026, before me personally appeared Christina Susan Whitley and Robin Marie Bowman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Witness my hand, at office, this 7th day of May, 2026.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22 2029

Sworn to and subscribed before me this
7th day of May, 2026.

_____
Notary Public
My commission expires:_____
File No. 2026-8915-MA

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 5/7/2026 (date of document).

Jennifer Pennell

5/7/2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/12, 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