Karen Johnson Davidson County
Batch# 1426405 DEEDWARR
05/28/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20260528-0048429

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $949,000.00 Affiant Subscribed and sworn to before me, this 21st day of May, 2026. Notary Public My Commission Expires: 01-22-2029

WARRANTY DEED

Address New Owner: Daniel A. Bolsen and Katherine A. Bolsen 5708 Templegate Drive Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 156 09 0 022.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paula Renee Stuart and Gregory David Stuart, wife and husband** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel A. Bolsen and Katherine A. Bolsen, husband and wife** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of Templegate, Section Two, as of record in Book 6250, Page 870, and as amended in Book 6900, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paula Renee Stuart and Gregory David Stuart, wife and husband by Deed dated November 15, 2018 from James M. Sherwin and wife Beverly J. Sherwin, recorded November 16, 2018, in Instrument Number 201811160112895, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **5708 Templegate Drive, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2026.

Paula Renee Stuart

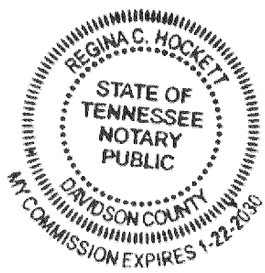
Gregory David Stuart

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paula Renee Stuart and Gregory David Stuart**, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of May, 2026.

Notary Public
My Commission Expires: 01/22/2030



Certificate of Authenticity

I, Jill Neely, 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 **05/21/2026** (date of document).

Jill Neely
Affiant Signature

Date: **05/21/2026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **21st** day of **2026**, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER