--Beaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8593-SL

Karen Johnson Davidson County
Batch# 1429890 DEEDWARR
06/09/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260609-0052111

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2026.

Notary Public
My Commission Expires: 3-20-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Thompson and Nicole Belsante 1708 Evans Hill Court Hermitage, TN 37076	Mutual of Omaha Mortgage, Inc. dba Keller Home Loans, 3131 Camino Del Rio North, Suite #1100 San Diego, CA 92108	086 12 0D 029.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Spencer Bonay Lowden and Bailey Starr Lowden, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Nathan Thompson and Nicole Belsante, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 29, RIVERBROOK (FKA EVANS HILL) SUBDIVISION, PHASE 1B, as shown on plat of record in Plat Instrument No. 20211119-0154025, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Spencer Bonay Lowden and Bailey Starr Lowden, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20221104-0119189, in the Register's Office of Davidson County, Tennessee, dated November 02, 2022 and recorded on November 04, 2022.

This is improved property located at: **1708 Evans Hill Court, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year 2026, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 4th day of June, 2026.

GRANTOR:

Spencer Bonay Lowden

Bailey Starr Lowden

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Spencer Bonay Lowden and Bailey Starr Lowden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/4/2026 (date of document).

Affiant Signature

6/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

