Karen Johnson Davidson County
Batch# 1435128 DEEDWARR
06/17/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20260617-0054942

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $414,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/12/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 6151-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
James Taylor Foster	Ease Mortgage	098-02-0-023.00
5205 Lana Renee Court	1050 Wilshire Dr Suite 300	
Hermitage, TN 37076	Troy, MI 48084	

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,

Glenn R. Rowlands, an unmarried man

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

James Taylor Foster

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

A 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. 44 of the Resubdivision of Lots 42-56 on the Plan of Roxborough Subdivision, of record in Book 5210, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glenn R. Rowlands, an unmarried man and Karen Rowlands, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Clayton Mark Hodges, a single person of record in Instrument No. 20220928-0107265 Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 28, 2022. Karen Rowlands having since died on October 2, 2025, leaving sole interest to Glenn R. Rowlands as the surviving joint tenant.

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 Davidson, TENNESSEE.

This is property known as **5205 Lana Renee Court Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 June 11, 2026

Glenn R. Rowlands

Glenn R. Rowlands

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

Personally appeared before me, a Notary Public of said County and State, Glenn R. Rowlands, 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, this June 11, 2026.

Notary Public

My Commission Expires: 10-1-2026

JEFF STITTSWORTH
COMM. # 2419119
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Oct. 1, 2026

File #: 6151-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 06/12/2026.

John Cobb Rochford

Date: 06/12/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/12/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29