THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**. **Affiant** Subscribed and sworn to before me, this ~~30th~~ 25th **day of June, 2026.** **Notary Public** **My commission expires:** 4/22/2029

Karen Johnson Davidson County
Batch# 1438820 DEEDWARR
06/29/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260629-0058414

Crystal Johnson
State of Tennessee Notary Public
Sumner County

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradley Blake Bower **2517 Skyfalls Way** **Antioch, TN 37013**	Fifth Third Bank NA 5001 Kingsley Dr. Cincinnati, OH 45227	**164-10-0A-359.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Evan Bachert and Megan Bachert, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Bradley Blake Bower, unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Final Plat Village Six Summerfield Subdivision of record in Plat at Instrument No. 20060928-0120376, 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 the same property conveyed to Evan Bachert and Megan Bachert, husband and wife by Warranty Deed from Paul Bullington, a single man of record in Instrument No. 20170228-0019841 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on February 28, 2017

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2517 Skyfalls Way, Antioch, TN 37013**.

HE-2026-279

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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this **24th day of June, 2026.**

Megan Bachert

Megan Bachert

Evan Bachert

STATE OF Colorado
COUNTY OF Pueblo

On this 24th day of June, 2026, before me personally appeared Megan Bachert and Evan Bachert, 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. * Provided Driver's Licenses for proof of Identity

Witness my hand, at office, this 24th day of June, 2026.

Notary Signature
My commission expires:

This page attaches to:
Warranty Deed;
2 Pages

GUY CASE
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20104028296
My Commission Expires 8/3/2026

202606290058414

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/24/2026 (date of document).

Affiant Signature

6/24/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 26 day of June, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County