WARRANTY DEED

Karen Johnson Davidson County
Batch# 1442621 DEEDWARR
07/06/2026 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260706-0060690

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00.

Affiant

Subscribed and sworn to me on 06/25/26.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Karen A. Conway Lewis 3910 Elkins Ave Nashville, TN 37209	SAME AS NEW OWNER	091 16 0 325.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael D. Bouwman, Trustees of the Bouwman Family Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Karen A. Conway Lewis, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6, Block 20 on the MAP OF CHARLOTTE PARK 2ND ADDITION TO NASHVILLE of record in Plat Book 57, Pages 160 and 161, 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 Pamela R. Bouwman and Michael D. Bouwman, Trustees of the Bouwman Family Trust, by Warranty Deed from Gina M. Barletta, a single person, of record in Instrument No. 20190529-0050580, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019, and recorded on May 29, 2019.
>
> This is improved property known as 3910 Elkins Ave, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 this 06/25/26.

Bouwman Family Trust

By: Michael D. Bouwman
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2026, before me, the undersigned Notary Public, personally appeared, Michael D. Bouwman, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Bouwman Family Trust, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Bouwman Family Trust, by himself as such trustee.

Witness my hand and official seal, this 25th day of June, 2026.

Katherine Cooper
Notary Public
My Commission Expires: 07/02/29

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

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 06/25/2026.

John Cobb Rochford

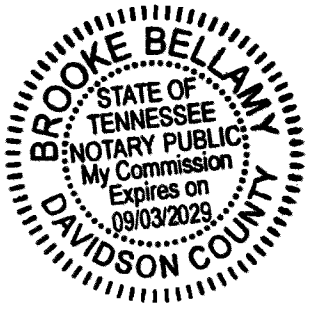
Date: 06/25/2026

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 06/25/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29