Karen Johnson Davidson County
Batch# 1443042 DEEDWARR
07/07/2026 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20260707-0061252

# WARRANTY DEED

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

File #26-DW-0623-O

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jacqueline Peden Fowler and Bruce Steven Fowler** | New Owner | |
| (NAME) | (NAME) | **092 10 0H 008.00** |
| **623 26th Avenue North** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged,

**BRITTANY PETTY, AN UNMARRIED WOMAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**JACQUELINE PEDEN FOWLER, AND BRUCE STEVEN FOWLER, WIFE AND HUSBAND,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 8, as established in Declaration of Covenants, Conditions and Restrictions for CLIFTON CONDOS, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180413-0035156 and Scrivener's Affidavit recorded in Instrument No. 20230412-0026678, as Amended in Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brittany Petty, an unmarried woman by Quitclaim Deed from Jimmy Petty, an unmarried man, of record in Instrument No. 202607070061251, in the Register's Office of Davidson County, Tennessee, dated June 9, 2026 and recorded on July 7, 2026.

Being the same property conveyed to Brittany Petty and Jimmy Petty, a married couple, by Special Warranty Deed from CJ Clifton Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190306-0020703, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 06, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLIFTON TURNPIKE, as recorded in Plat Book 1, Page 124.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171019-0107284 and Scrivener's Affidavit recorded in Instrument No. 20230412-0026679 and Amended in Instrument No. 20181228-0125894.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180413-0035156 and Scrivener's Affidavit recorded in Instrument No. 20230412-0026678, as Amended in Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171208-0125437.
* Easement for Storm Drainage, recorded in Instrument No. 20061221-0157074.
* Easement for Grant of Overhead Line, recorded in Instrument No. 20180905-0088081.

* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061221-0157035.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20171031-0111325.
* Charter for The Clifton Homeowners Association, Inc. recorded as Instrument No. 20171019-0107283.
* Charter for Clifton Condos Unit Owners Association, Inc. recorded as Instrument No. 20181023-0105087.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 623 26th Avenue North, Nashville, TN 37209.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 16th day of June, 2026.

Brittany Petty

Brittany Petty

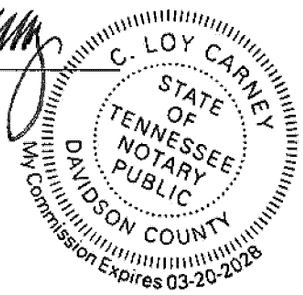
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared Brittany Petty, 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.

Witness my hand, at office, this 16th day of June, 2026.

C. Loy Carney

Notary Signature
My commission expires:



# Certificate of Authenticity

I, Joshua A. Terry, 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 6/16/26.

Affiant Signature – Joshua A. Terry

6/17/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/17/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27