THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654820** Karen Johnson Davidson County Batch # 1443840 DEEDWARR 07/10/2026 09:37:57 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20260710-0062341	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2026. Notary Public My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Colton Walker 3213 Cloverwood Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096 11 0 172.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bowerbird Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colton Walker, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of HICKORY BEND, SECTION 1, of record in Plat Book 3300, Page 38, Register's Office for said County.

Said Lot No. 116 which is a corner lot, fronts 83 feet on the Southerly margin of Cloverwood Drive and fronts 83.4 feet on the Westerly margin of Waxhaw Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 108.2 feet on the Southerly line and 113 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Bowerbird Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jaime Vazquez and wife, Diane C. Vazquez, of record in Instrument No 20260106-0000775, in the Register's Office of Davidson County, Tennessee, dated December 29, 2025, and recorded on January 06, 2026.

Being the same property conveyed to Jaime Vazquez and wife, Diane C. Vazquez, by Warranty Deed from Jaime Vazquez, of record in Book 9839, Page 560 in the Register's Office of Davidson County, Tennessee, dated October 18, 1995, and recorded on October 27, 1995.

Being the same property conveyed to Jaime Vasquez, Unmarried, by Warranty Deed from Merri Lee Puckett, Unmarried, of record in Book 9084, Page 50, in the Register's Office of Davidson County, Tennessee, dated September 14, 1993, and recorded on September 17, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 HICKORY BEND, SECTION 1, as recorded in Plat Book 3300, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 3341, Page 265.

This is improved property located at 3213 Cloverwood Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of July, 2026.

Bowerbird Construction, LLC

BY:_____
Jonathan McCrary, Member

BY:_____
Fatima Garcia, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan McCrary and Fatima Garcia, with whom I am personally acquainted, and who acknowledged themselves to be the Members of Bowerbird Construction, LLC, a Tennessee limited liability company, the within named bargainer, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 8th day of July, 2026.

_____
Notary Public
My Commission Expires: _____

