Name and Address of New Owner:
GR Ventures 1 LLC
306 Sunderland Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1447933 DEEDWARR
07/16/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20260716-0064399

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 162-05-0-317.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerry B. Bowers, unmarried**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **GR Ventures 1 LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hickory View, Section 3 as of record in Book 6250, page 960, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Jerry B. Bowers and Tyree Bowers , joint tenants with rights of survivorship and not as tenants in common by Warranty Deed from Microwave Systems, Inc of record in Book 7437, Page 379, Register's Office for Davidson County, Tennessee, dated December 22, 1987 and recorded on December 29, 1987.

Being the same property conveyed to Thomas E. Stewart, Trustee by Quitclaim Deed from Jerry B. Bowers, Unmarried, we Jerry B. Bowers, Unmarried, and Tyree Bowers, a Married Man, of record in Instrument No 20000118-0005857, Register's Office for Davidson County, Tennessee, dated December 29, 1999, and recorded on January 18, 2000 and within the same deed the said Thomas E. Stewart, Trustee conveyed his interest in the subject property to Jerry B. Bowers, unmarried.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 605 Ashlawn Court, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 10th day of July, 2026.

Jerry B. Bowers (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry B. Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this
10th day of July, 2026.

Notary Public
My commission expires: 5/12/30

File No. GNT-26-4725

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-10-26.

Affiant Signature

7-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

