Karen Johnson Davidson County
Batch# 1451811 DEEDWARR
07/27/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20260727-0068077

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford BH

The actual consideration or value whichever is greater, for this transfer is **$369,900.00**

Subscribed and sworn to before me this 27th day of July, 2026.

BRIANA HAMPTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public **Affiant**
My Commission Expires: 2/18/2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Lucky Bouaphan **404 S Downs Circle** **Goodlettsville, TN 37207**	**Same as New Owner**	**025-08-0A-075.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Gretchen Marie Pfotenhauer, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Lucky Bouaphan, a single man** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Final Plat of Parkview Preserve, Phase 1B, Revision of Lots 69-79, of record in Instrument No. 20200320-0030812 (which revised said lots as previously shown on original Plat in Instrument No. 20190702-0064469), 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 Gretchen Marie Pfotenhauer, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210729-0102067 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on July 29, 2021.

This is ( ) unimproved (X) improved property known as: 404 S Downs Circle, Goodlettsville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 13th day of July, 2026.

Gretchen Marie Pfotenhauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Gretchen Marie Pfotenhauer,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 13th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

After Recording Return to:

Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Certificate of Authenticity

I, Aimee Cain, 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 July 27, 2026.

Date

Aimee Cain

Affiant Signature

July 27, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of July, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY