Karen Johnson Davidson County
Batch # 1456873 DEEDWARR
08/10/2026 02:00:33 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50
20260810-0073550

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64559
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Travis Gregory Bowen Martha Jane Sarratt Bowen 5516 Traceside Drive Nashville, TN 37221	Legacy Home Loans, LLC DBA Steadfast Mortgage ISAOA/ATIMA 408 Highway 76 White House, TN 37118

TAX MAP PARCEL NUMBERS: 155160A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$885,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert George Hartman, Jr. and Sandy Sue Hartman, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Travis Gregory Bowen and Martha Jane Sarratt Bowen, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of a Resubdivision of Traceside, Section One, of record in Book 7900, page 946, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert George Hartman, Jr., and wife, Sandy Sue Hartman, by Warranty deed from Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation, dated March 30, 1999 and recorded on April 15, 1999 of record in Book 11434, page 128, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 946, said Register's Office, which Plan shows setback lines and easements to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Bylaws of record in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Traceside Homeowners Association, Inc., of record in Book 9668, page 894, said Register's Office.

This is improved property, known as 5516 Traceside Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7 day of August, 2026

Robert George Hartman, Jr. — **Robert George Hartman, Jr.**

Sandy Sue Hartman — **Sandy Sue Hartman**

State of Tennessee

County of ~~**Davidson**~~ Williamson

On this 7 day of August, 2026, before me the undersigned authority, personally appeared Robert George Hartman, Jr. and Sandy Sue Hartman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $885,000.00.

Affiant

Sworn and subscribed before me this 7th day of August, 2026

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027