Karen Johnson Davidson County
Batch# 1459913 DEEDWARR
08/17/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260817-0076374

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 5-12-2030

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Marie Bowman and Christina Susan Whitley	New Owner	084-12-0-036.00
(NAME) 2608 Lumar Lane	(NAME)	
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL ANTHONY HUHLEIN AND BRADLEY JOSEPH HUHLEIN, TRUSTEES OF THE HUHLEIN, SR., FAMILY TRUST DATED JANUARY 7, 2002,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBIN MARIE BOWMAN, A MARRIED WOMAN, AND CHRISTINA SUSAN WHITLEY, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Huhlein, Sr., Family Trust dated January 7, 2002, Gilbert Phillip Huhlein, Sr. and wife, Isabella Ann Huhlein, Co-Trustees by Deed dated January 7, 2002 from Gilbert P. Huhlein, Sr. and wife, Isabella Ann Huhlein, recorded January 18, 2002, in Instrument Number 20020118-0008097, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: **2608 Lumar Lane, Nashville, TN 37214**

LT&E File #23512

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 11th day of August, 2026

The Huhlein, Sr., Family Trust dated January 7, 2002

By: _____
Michael Anthony Huhlein, Trustee

By: _____
Bradley Joseph Huhlein, Trustee

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Michael Anthony Huhlein and Bradley Joseph Huhlein,** the bargainor(s), 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 acting the Trustee(s)/Trust Settlor of **The Huhlein, Sr. Family Trust** with the authority to transfer and convey by themselves as the Trustee(s))/Trust Settlor under the said **The Huhlein, Sr. Family Trust.**

Witness my hand, at office, this 11th day of August, 2026.

_____
Notary Signature
My commission expires: May 16, 2027

ARNOLD CONNOR STATON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 05/16/2027

LT&E File #23512

Certificate of Authenticity

I, Nichole Dowling, 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 August 11, 2026.

Date

Nichole Dowling

Affiant Signature

August 12, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2026.

M. Armor

Notary's Signature

My Commission Expires: 5.12.2030

Date

Notary's Seal (if on paper)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY