Karen Johnson Davidson County
Batch# 1460002 DEEDWARR
08/17/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260817-0076480

WARRANTY DEED

RAGAN N VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 2026

Ragan N. Veach
Notary Public

MY COMMISSION EXPIRES: 8/5/2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bowser and Annika Bowser, a married couple	New Owners	
(NAME)	(NAME)	
6117 Olive Springs Dr.	6117 Olive Springs Drive	082-09-0W-025.00-CO
(ADDRESS)	(ADDRESS)	
Bakersfield, CA 93308	Bakersfield CA 93308	
(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, **Brandon J. Clark and Derrick D. Caron Clark, Co-Trustees of Derrick Caron and Brandon Clark Trust dated April 14, 2017**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **John Bowser and Annika Bowser, a married couple,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. 25 on the Plat of Germantown Common Units attached as Exhibit "D" to the Declaration of Germantown Commons, a Condominiums, of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit Of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units.

Being the same property conveyed to Brandon J. Clark and Derrick D. Caron Clark, Trustees of the Derrick Caron and Brandon Clark Trust dated April 14, 2017 by Warranty Deed from Daniel Lambert and Melanie Lambert, Trustees of The Lambert Living Trust, dated June 3, 2019 of record in Instrument No. 20231207-0094635 Register's Office for Davidson County, Tennessee, dated November 20, 2023 and recorded on December 07, 2023.

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.

uninproved
This is improved x property, known as 1325 5th Avenue North, #25, Nashville, TN 37208

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 hand this 14th day of August, 2026.

Derrick Caron and Brandon Clark Trust dated April 14, 2017

By: Co-Trustee
Derrick D. Clark, Co-Trustee

By: Co-Trustee
Brandon Clark, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of August, 2026, before me personally appeared Derrick D. Clark and Brandon Clark, Co-Trustees of Derrick Caron and Brandon Clark Trust dated April 14, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

I, Amy Cross Nance, 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 this **3rd** day of **August** 2026

Dated **August 3**, 2026

SUBSCRIBED AND SWORN TO before me this 14th day of August 2026

Notary Public
My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this **14th** day of **August**, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL