THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855369** Karen Johnson Davidson County Batch # 1464943 DEEDWARR 08/27/2026 02:13:19 PM 2 pgs Fees: $13.00 Taxes: $3,006.25 20260827-0079728	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $812,500.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2026. Notary Public My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2027

WARRANTY DEED

Address New Owner: Alicia Hsu Bowles and Everett Bowles 304 Harpeth Ridge Drive Nashville TN 37221	Send Tax Bills To: SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 143 06 0A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laurie Elizabeth Mandell, Executor of the Estate of Allan G. Mandell, and Seth Micah Wolf and Abigail Margaret Wolf,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Raymond Everett Bowles and Alicia Hsu Bowles, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 2 on the Plan of RESUBDIVISION OF HARPETH TRACE ESTATES, PHASE 1 LOT 2, PHASE 2 LOTS 1A AND 13, of record in Plat Book 6050, Page 26, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to as undivided interest in the property hereinafter described unto Allen G. Mandell and Judith C. Wolf, Co-Trustees for the Allan G. Mandell Revocable Trust created under the amended and Restated Revocable Trust Agreement dated July 14, 2006, and a fifty (50%) percent undivided interest in said property unto Judith C. Wolk and Allan G. Mandell, Co-Trustees for the Judith C. Wolf Revocable Trust created under the Amended and Restated Revocable Trust Agreement also dated July 14, 2006, by warranty Deed from Tonya L. Cumbee, unmarried, dated July 31, 2006, recorded on August 3, 2006, of record in Instrument No. 20060803-0094857, said Register's Office. The said Judith C. Wolf has since died, and Larry Sacks was appointed as successor Co-Trustee under said Trust. By Quitclaim Deed dated December 31, 2024, recorded January 2, 2025, of record in Instrument No. 20250102-0000180, said Register's Office, Allan G. Mandell and Larry Sacks, Co-Trustees for the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, conveyed an undivided fifty percent (50%) interest to Allan G. Mandell. The said Allan G. Mandell has since died, and Laurence J. Sacks succeeded as sole Trustee by Quitclaim Deed dated April 1, 2026, recorded April 1, 2026, recorded April 6, 2026, of record in Instrument No. 20260406-0027378, said Register's Office, Laurence J. Sacks, Trustee for the Judith C. Wolf revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, conveyed an undivided fifty (50%) interest to Seth Micah Wolf and Abigail Margaret Wolf, as equal tenants in common. The Last Will and Testament of Allan G. Mandell of record in Case No. 26P556, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Laurie Elizabeth Mandell, as Executor, with full power to convey.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF HARPETH TRACE ESTATES, PHASE 1- LOT 2, PHASE 2 LOTS 1A & 13, as recorded in Plat Book 6050, Page(s) 26.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, HARPETH TRACE ESTATES, as recorded in Plat Book 5200, Page 125.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, HARPETH TRACE ESTATES, as recorded in Plat Book 5200, Page 556-558.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5380, Page 357, and as Amended in Instrument No. 20200109-0003184 and Fines and Enforcement of Governing Documents in Instrument No. 20200804-0085695.

This is improved property located at 304 Harpeth Ridge Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2026.

Estate of Allan G. Mandell

Laurie Elizabeth Mandell, Executor

BY: Laurie Elizabeth Mandell, Executor

Seth Micah Wolf by Abigail Margaret Wolf as Attorney-in-fact

Seth Micah Wolf by Abigail Margaret Wolf as Attorney-in-fact

Abigail Margaret Wolf

Abigail Margaret Wolf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie Elizabeth Mandell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor for the Estate of Allan G. Mandell, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of August, 2026.

Notary Public
My Commission Expires: _____

KATHERINE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abigail Margaret Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Seth Micah Wolf and that she is authorized by Seth Micah Wolf to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of August, 2026.

Notary Public
My Commission Expires: _____

KATHERINE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030