Karen Johnson Davidson County
Batch# 1467689 DEEDWARR
09/03/2026 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20260903-0081648

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

OLIVIA CASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carol Bowers	NEW OWNER	092-13-0-331.00
(NAME)	(NAME)	
6034 Robin Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Equity Trust Company Custodian FBO 200208321 IRA more correctly identified as Equity Trust Company Custodian FBO Hillary Gainous IRA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carol Bowers**, 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. 178 on the Plan of Hortense Place as of record in Book 161, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles E. Mayes and wife, Alice M. Mayes from Jerald V. Peiser and wife, Tamara D. Peiser by Warranty Deed dated December 6, 1971 and recorded on December 6, 1971 in Book 4558, Page 723, Register's Office of Davidson County, Tennessee. Charles E. M ayes died a resident of Davidson County, Tennessee on May 21, 2012 leaving Alice M. Mayes as the Surviving Tenant by Entireties.

Further being the same property conveyed to Equity Trust Company Custodian FBO 200208321 IRA from Maria M. Salas, Clerk and Master by Final Decree Confirming Sale dated July 26, 2024 and recorded on November 19, 2024 in Instrument No. 20241119-0089860, Register's Office of Davidson County, Tennessee. **See also the Foreclosure Due Process Certification attached hereto as Exhibit A and incorporated herein by reference.**

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 304 37th Ave N, Nashville, TN 37209

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 our hands this 29 day of July, 2026.

Equity Trust Company Custodian FBO 200208321 IRA
more correctly identified as Equity Trust Company Custodian
FBO Hillary Gainous IRA

BY: _____

NAME: Nicholas Avalos
Corporate Alternate Signer

TITLE: _____

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Avalos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory and is authorized to execute the instrument on behalf of Equity Trust Companyh Custodian FBO 200208321 IRA more correctly identified as Equity Trust Company Custodian FBO Hillary Gainous IRA, the within named bargainor, and that he/she as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Signatory.

Witness my hand and official seal, this the 29th day of July, 2026.

Kelly Restivo
Notary Public
My Commission Expires: 5/3/28
(SEAL)

NOTARY PUBLIC STATE OF OHIO

KELLY RESTIVO
Notary Public, State of Ohio
My Commission Expires
May 3, 2028

COM-2601562FC

FORECLOSURE DUE PROCESS CERTIFICATION
(Certificate # T26042002)

TAX TITLE SERVICES hereby certifies to **TITLE RESOURCES GUARANTY COMPANY;** that the real property commonly known as **304 37th Ave N. Nashville, TN. 37209, APN: 09213033100**; with legal description as set forth in the deed recorded on **November 19, 2024; in Doc# 20241119-0089860 in Davidson County,** has met all state statutory foreclosure requirements imposed by the state where such real property is located.

This Certification involved, at a minimum, the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to **TITLE RESOURCES GUARANTY COMPANY;** or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements, including,

1) Due Process Notification and/or Sheriff Service performed on all parties of record;
2) Bankruptcy search performed on former owner (via LexisNexis / Pacer);
3) Affidavit of good faith investigation verifying that the certified mailing address that was used was a valid address for the affected party at the time of the tax sale foreclosure;
4) Verification that if any person or entity was shown on the full insurable title search as having an interest in the title but was not included or properly joined in the proceedings, then such person's interest will either be cleared or will be appropriately shown in the closing title commitment;
5) Receipt of a *Declaration of Possession Report* executed by the tax sale purchaser;
6) Inspection Report verifying occupancy (if improved).

TAX TITLE SERVICES agrees that it will indemnify **TITLE RESOURCES GUARANTY COMPANY;** , exclusive of attorneys' fees, for any judgment, arbitration award or settlement that establishes a material breach of the Certification. The indemnity provided by this certificate shall not exceed three hundred and thirty-five thousand dollars (**$335,000.00**) unless otherwise agreed in writing. If a title insurance policy is not issued within six months of the below date, this certification shall expire. This Certification is not an insurance policy. TAX TITLE SERVICES makes no representations, warranties or agreements except as expressly included in this Certification, and the Certification can only be modified or amended by a written agreement signed by both parties.

DATE: July 5, 2026 ***(CORPORATE SEAL)***

Certified by: ***Certificate # T26042002***

Bruce Carruthers

Bruce Carruthers for Ryan Meredith – President Tax Title Services, Inc.

THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL.

The certificate and the information contained herein is confidential & proprietary and is governed by the conditions and restrictions within the Tax Lien Services Agreement, which incorporates all vendors.

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

July 29, 2026.

Date

Mandy Mayhew

Affiant Signature

August 31, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of

August, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030