THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755260** Karen Johnson Davidson County Batch# 1468920 DEEDWARR 09/04/2026 01:50:30 PM 3 pgs Fees: $18.00 Taxes: $1,739.00 20260904-0082622	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2026. Notary Public My Commission Expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. April 1, 2030
COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Suzanne Lowe and Edward Lowe 1124 Chickadee Cir Hermitage TN 37076	Send Tax Bills To: American Pacific Mortgage Corp 3000 Lava Ridge Ct Ste 200 Roseville, CA 95661	Tax Information: Tax Parcel ID No. 098-06-0B-072.00CO

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, **David J. Fellows, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne Lowe and Edward Lowe, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B of Lot No. 70D, as shown on the plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as depicted in Exhibit "C" of the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record as Instrument No. 20051122-0141076, as amended Instrument No. 20061004-0122802, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Master Declaration of record as Instrument No. 20051024-0128043, as amended Instrument No. 20190122-0006133, said Register's Office.

Being the same property conveyed to David J. Fellows, unmarried by Warranty Deed from Dorrance W. Nichols, Jr. and wife, Valerie M. Nichols of record in Instrument No. 20111114-0088472, dated November 10, 2011, and recorded November 14, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

This is improved property located at 1124 Chickadee Cir Hermitage TN 37076

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 28th day of August, 2026.

David J. Fellows

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David J. Fellows, 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 for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 8/28/26.

Affiant Signature

8/28/26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 28th day of August, 2026.

Taylor Johnson
Notary Signature
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY