Karen Johnson Davidson County
Batch# 1475330 DEEDWARR
09/21/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260921-0087314

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF Sept., 2026

Notary Public

MY COMMISSION EXPIRES:

(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
Heather M. Hagg	Bank of America, NA	
(NAME) 506 Newton Ave	(NAME) 4500 Amon Carter Boulevard TX2-979-01-02	091-14-0-01100
(ADDRESS) Nashville TN 37209	(ADDRESS) Fort Worth TX 76155	
(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, **Emily A. Bowen, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Heather M. Hagg, an unmarried woman, Sole Ownership,** HEREINAFTER CALLED THE GRANTEE, HER 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, Tennesses, belng the Northerly 50 feet of Lots 126 and 127 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennesses, and further described according to survey made by Campbell Surveying Co., Inc. dated July 8, 1987, as follows:

Said part of Lots Nos. 126 and 127 frant 50 feet on the Easterly margin of Newton Avenue and extends back between parallel lines 100 feet to a dead line measuring 50 feet.

Together with that partion of the closed Aliey to be abandoned by Ordinance Bill No. 093-713.

Being the same property conveyed to Emily A. Bowen, a single woman by Deed dated October 2, 2018 from Allen Rodgers, Jr. and Allison Rodgers, recorded October 4, 2018, in Instrument Number 20181004-0098805, 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.

506 Newton Avenue, Nashville, TN 37209

unimproved
This is improved x property, known as

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 18th day of September, 2026.

Emily A. Bowen

Emily A. Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Emily A. Bowen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

True Copy Certification

I, **Tonya Cherry,** 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 the 18 day of September, 2026.

Affiant Signature

Date 9/18/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027