Karen Johnson Davidson County
Batch# 1477160 DEEDWARR
09/24/2026 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088667

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et seq.* _____, Affiant Sworn to and subscribed before me this September 23, 2026. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JAMES BENJAMIN ROWLAND and KRISTY KAY ROWLAND, Co-Trustees		
ROWLAND REVOCABLE TRUST dated September 18, 2026	SAME AS NEW OWNER	059040A00700CO
3108 Bridgepoint Drive		
Nashville, TN 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JAMES B. ROWLAND, unmarried, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JAMES BENJAMIN ROWLAND and KRISTY KAY ROWLAND, Co-Trustees of the ROWLAND REVOCABLE TRUST dated September 23, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

land in Davidson County, Tennessee, being Lot(s) 155, as shown on the map entitled Brookview Subdivision Phase 1, of record as Instrument No. 20050209-0015100 and Certification of Correction at Instrument No. 20050826-0102256, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES B. ROWLAND, unmarried, from RACHEL K. SPELLER and DALTON SPELLER, wife and husband, by Warranty Deed of record in Instrument #20170531-0053745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in in Instrument 20050207-0013977, amended in Instrument 20050311-0027337; Instrument 20051102-0132731;

Instrument 20060512-0055855; and Instrument 20060512-0055856, said Register's Office.

This conveyance is made subject to: (1) current taxes, which have been prorated and assumed by the Grantees: (2) All matters appearing on the Plan of record in Instrument 20050209-0015100, said Register's Office: (3) All matters of record in Plat Book 843, Page 57, said Register's Office: (4) Sewer Easements of record in Book 5055, Page 368; Book 5750, Page 91; Book 6764, Page 59; Book 11472, Page 960, said Register's Office: (5) Storm Water Detention Agreement of record in Instrument 20050208-0014672, said Register's Office: (6) 25 Foot Private Road Easement of record in Book 667, Page 206, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback tines, easements and rights of way for public utilities.

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 3108 Bridgepoint Drive, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on September 23, 2026.

JAMES B. ROWLAND

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. ROWLAND, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 23, 2026.

NOTARY PUBLIC

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 September 23, 2026

THOMAS K. WHITE, Affiant

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary Public

My Commission Expires: 06-05-2029