Karen Johnson Davidson County
Batch# 1480163 DEEDWARR
10/02/2026 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20261002-0090765

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 26085509**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2026. Notary Public My Commission Expires: 5/12/30

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

WARRANTY DEED

Address New Owner: Nicole Lorraine Hinton and Jack Daniel Brasuell 319 Bowwood Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 04 0 142.00

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, **Joshua L. Walker and Emily G. Walker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Lorraine Hinton and Jack Daniel Brasuell, 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:

Land in Davidson County, Tennessee, Being Lot No. 160 on the Plan of GLENCLIFF ESTATES, SECTION THREE, as of record in Plat Book 1424, Page 1, Register's Office for said County.

Said Lot No. 160 fronts 100 feet on the Northerly side of Bowwood Drive and runs back between lines, 307.4 feet on the Easterly line and 298.2 feet on the Westerly line, to a dead line, measuring 107.9 feet thereon.

Being the same property conveyed to Joshua L. Walker and Emily G. Walker, husband and wife, by Warranty Deed from William K. Nelms, III, a single person, of record in Instrument No. 20080324-0028490, in the Register's Office of Davidson County, Tennessee, dated March 21, 2008, and recorded on March 24, 2008.

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.

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 SECTION THREE, GLENCLIFF ESTATES, as recorded in Plat Book 1424, Page(s) 1.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1300, Page 290 and Book 1361, Page 432, as Modified in Book 1556, Page 328 and Book 1760, Page 101 and further Waiver and Release of Restrictive Covenants recorded in Book 4373, Page 786.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 319 Bowwood Drive Nashville TN 37217

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 30th day of September, 2026.

Joshua L. Walker

Emily G. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua L. Walker and Emily G. Walker, 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 30th day of September, 2026.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 30, 2026.

Affiant Signature

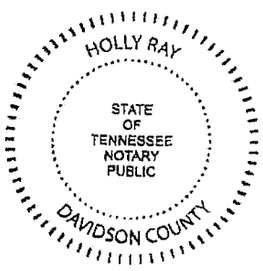
September 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2026.



Notary's Signature

My Commission Expires: 03/09/27