Karen Johnson Davidson County
Batch# 1482397 DEEDWARR
10/08/2026 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,005.40
20261008-0092446

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00.

Affiant

Subscribed and sworn to me on October 2, 2026

Notary Public
My Commission Expires: 10/4/27

THIS INSTRUMENT WAS PREPARED BY:
William Ball
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37583

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Susan Chesnut Bryce Amacker 2879 Lyncrest Drive Nashville, TN 37214	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	- 096-13-0-196.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LANDON T. BOWLAND AND LINDSEY L. BOWLAND, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **SUSAN CHESNUT AND BRYCE AMACKER, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of Lot No. 20, Happy Acres, of record in Plat Book 5190, page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LANDON T. BOWLAND AND LINDSEY L. BOWLAND, HUSBAND AND WIFE, by deed from SAMANTHA PITA, A MARRIED WOMAN AND ARMANDO X PITA AND MARIA LOURDES PITA, HUSBAND AND WIFE, of record in Instrument No. 20230622-0047329, dated June 20, 2023, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Taxes which have been prorated by the parties and paid by Grantors; 2027 and subsequent taxes, are assumed by the Grantee(s).

2. Matters shown on the Plan of record in Plat Book 5190, page 719, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. ~~20040917-011963~~ 20040917-0111963, said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2879 Lyncrest Drive, Nashville, TN 37214.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 on October 2, 2026.

SELLERS:

Landon T. Bowland by Tyler Wadlington Attorney-in-Fact

Landon T. Bowland, by Tyler Wadlington his attorney-in-fact

Lindsey L. Bowland by Tyler Wadlington Attorney-in-Fact

Lindsey L. Bowland, by Tyler Wadlington her attorney-in-fact

37583

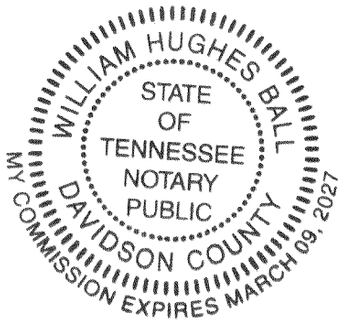
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Tyler Wadlington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Attorney-in-Fact for Landon T. Bowland and Lindsey L. Bowland, the within named bargainors, and that he as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on October 2, 2026.

NOTARY PUBLIC

My Commission Expires: March 9, 2027



37583

True Copy Certification

I, **Jodi Jackson,** 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 2 day of October, 2026.

Affiant Signature
Date 10/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

