Karen Johnson Davidson County
Batch # 1484196 DEEDWARR
10/15/2026 02:38:25 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20261015-0094819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **400,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Merrell Bowman	New Owner	104-14-0B-006-00CO
(NAME) 106 Westwood Trace	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, WE,

TENNASEA VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MERRELL BOWMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennessee, being Unit 6 on the Plan of Westwood Trace of record in Plat Book 6200, Page 215, Register's Office for Said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westwood Trace Condominium Association, a horizontal property regime established by Master Deed of record in Book 6522, Page 322, amended in Book 6889, Page 711, Instrument no. 20010411-0035667 and Instrument No. 20010720-0077359, and Instrument No. 20070620-0073748, said Register's Office.

Being the same property conveyed to Michael Thompson and wife, Marcia H. Thompson, by Warranty Deed from Trenton R. Mattison, unmarried, dated May 2, 2005, and recorded on May 10, 2005, of record in Instrument No. 20050510-0052841, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 27, 2024, recorded on September 30, 2024, of record in Instrument No. 20240930-0075234, said Register's Office, subject property was conveyed to TennASea Ventures, LLC, a Florida limited liability company.

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.

This *Improved* property is commonly known as: 106 Westwood Trace, Nashville, TN 37212

LT&E File #23731

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/our hand(s) this 9th day of October, 2026

TennASea Ventures, LLC, a Florida Limited Liability Company

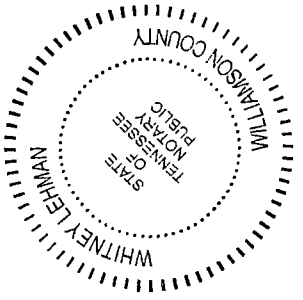
By:_____
Michael Thompson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Michael Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of TennASea Ventures, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such person acting as the Sole Member of the Limited Liability Company executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company in his capacity as Sole Member of the Limited Liability Company.

Witness my hand, at office, this 9th day of October, 2026.

_____
Notary Signature
My commission expires: 11/24/2028



LT&E File #23731