Karen Y Johnson Davidson County
Batch# 142440 DEEDWARR
09/18/2018 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180918-0092543

Commitment Number: 24057655
Seller's Loan Number: 2300490091

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Carl E. Owens Jr. and **Madelyn Malone Owens**, 2189 FREEMAN LN., MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-09-0B-121.00-C

GENERAL WARRANTY DEED

Carl E. Owens Jr., married, whose mailing address is **2189 FREEMAN LN., MADISON, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Carl E. Owens Jr.** and **Madelyn Malone Owens**, a married couple, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2189 FREEMAN LN., MADISON, TN 37115**, the following real property:

Being Lot No. 178, Cumberland Station at Wilson Camp, Section Six, as of record in Instrument No. 20041027-0129152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Carl E Owens Jr from Randall Phillips Homes, LLC, a Tennessee limited liability company, by virtue of a deed dated May 31, 2005, recorded June 7, 2005, in deed instrument no. 20050607-0064659 county of Davidson, state of TN. Assessor's Parcel No: 053-09-0B-121.00-C
Property Address is: 2189 FREEMAN LN., MADISON, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20050607-0064659 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053-09-0B-121.00-C

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on July 13, 2018:

Carl E. Owens Jr.

Carl E. Owens Jr.

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 13, 2018 by **Carl E. Owens Jr.** who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of July, 2018.

Affiant

Carl E Owens JR

Print Name

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Jana Drury

Notary Public

My commission expires:

01-29-20

Jana Drury

Print Name

True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries