Warranty Deed

Karen Johnson Davidson County Batch# 221503 DEEDWARR 04/24/2019 02:01:32 PM 3 pgs Fees: $18.00 Taxes: $1,813.00 20190424-0037780	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of April, 2019. Notary Public My commission expires:

BOX 10-A

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May, 2 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wrenco 18, LLC		
2401 E. 32nd Street 10-131	**SAME**	10502045800
Joplin, MO 64804		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BETTY WITT, EXECUTRIX OF THE ESTATE OF AGNES J. OWENS, AND BETTY WITT, INDIVIDUALLY, AND DEBORAH A. OWENS AND KENNETH OWENS AND MARIO OWENS AND DANISHA OWENS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WRENCO 18, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 10 on the Plan of Edgehill Estates, Section 100 of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Agnes J. Owens and Deborah A. Owens by Warranty Deed dated June 30, 1980 from Metropolitan Development and Housing Agency (formerly known as The Nashville Housing Authority) of record in Book 5620, page 826, Register's Office for Davidson County, Tennessee.

Agnes J. Owens died March 4, 2014. Betty Witt, Kenneth Owens, Deborah Owens and Harold Owens are the devisees under the Will of Agnes J. Owens probated on July 20, 2017 under Docket No. 17P1269 in the 7th Circuit Court of Davidson County, Tennessee, Probate Division.

Harold Owens died intestate on December 24, 2016. Mario Owens and Danisha Owens are the only heirs at law of Harold Owens as shown on the Affidavits of Heirship of record in Instrument No. 20190424-0037778 and Instrument No. 20190424-0037779 Register's Office for Davidson County, Tennessee.

Betty Witt, Executrix of the Estate of Agnes J. Owens joins in executing the Warranty Deed to convey any interest the estate may have in said property.

Betty Witt, Executrix of the Estate of Agnes J. Owens joins in executing the Warranty Deed to convey any interest the estate may have in said property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1000 9th Ave. S., Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2019.

Deborah A. Owens

Betty Witt, Executrix of The Estate of Agnes J. Owens

Betty Witt

Kenneth Owens

Mario Owens

Danisha Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah A. Owens, Betty Witt, Kenneth Owens, Mario Owens, ~~Danisha Owens~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of ~~April,~~ 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Danisha Owens

STATE OF KY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Danisha Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18 day of April, 2019.

Notary Public

My Commission Expires: 4/8/2020

Melissa Fay Luckett
Notary Public, ID No. 554518
State at Large, Kentucky
My Commission Expires 4/8/2020