Name and Address of New Owner:
Timothy H. Owens and Lisa C. Owens
2708 Morgan Road
Joelton, TN 37080

Send Tax Bills To:
CalCon Mutual Mortgage LLC dba One Trust Home Loans
3131 Camino Del Rio North, Ste 1680
San Diego, CA 92108

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 335035 DEEDWARR
12/26/2019 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191226-0133399

Map & Parcel No: 015-00-0-250.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ann J. Moore, Executrix of Estate of James F. Jordan,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy H. Owens and Lisa C. Owens, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Of Lot No. 1, Duke Property - No. 2 of record in Plat Book 8230, Page 157, 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 a portion of the same property conveyed to James F. Jordan by Warranty Deed from W. E. Duke and wife, Lois Duke of record in Book 7852, Page 810, re-recorded in Book 7889, Page 443, in the Register's Office for Davidson County, Tennessee, dated May 26, 1989 and recorded on May 31, 1989.

James F. Jordan and Dorothy Jean Jordan were then divorced. As a result James F. Jordan aka James Floyd Jordan, Jr. and received said portion of property through the Final Divorce Decree and Marital Dissolution Agreement filed of record in Docket Number 92D-3945 and Minute Book 213C, Page 1704, in the Circuit Court for Davidson County, Tennessee.

Also being a portion of the same property conveyed to James F. Jordan and wife Dorothy Jean Jordan by Quitclaim Deed from W. E. Duke and wife, Lois Duke of record in Book 8656, Page 215, in the Register's Office for Davidson County, Tennessee, dated May 29, 1992. The said Dorothy Jean Jordan conveyed her interest of said portion of the property to James F. Jordan by Quitclaim Deed of record in Book 8893, Page 29 pursuant to divorce, in the Register's Office for Davidson County, Tennessee.

The said James F. Jordan aka James Floyd Jordan, Jr. has since died February 25, 2019, his estate probated of record in Docket Number 19P-721, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being also known as 2708 Morgan Road, Joelton, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of December, 2019.

Estate of James F. Jordan

By: Ann J. Moore, Executrix
Ann J. Moore, Executrix

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Ann J. Moore, Executor 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 theExecutor of Estate of James F Jordan, the within named bargainor, a Estate, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 23rd day of December, 2019.

Sandy Balent
Notary's Signature
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Timothy H Owen
(Affiant)

Sworn to and subscribed before me this
23rd day of December, 2019.

Sandy Balent
Notary Public
My commission expires: 10-2-23
File No. 2019-487

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201912260133399

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON