RECORD
RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Name and Address of New Owner:
Brittni Lauren Elders and Ross William Elders
3201 East Lake Drive
Nashville, TN 37221

Send Tax Bills To:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

Karen Johnson Davidson County
Batch# 434832 DEEDWARR
07/10/2020 12:03:30 PM 6 pgs
Fees: $33.00 Taxes: $647.13
20200710-0075457

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 108-08-0D-019.00-C

## 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, **Jennifer E. Overhaug nka Jennifer E. Owens and Steven D. Owens, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brittni Lauren Elders and Ross William Elders, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 19 of Lot 22, on the Condominium Site Plan, Phase Five, Lots 19-24, 56-61 & 69, Section Three, Quail Valley, of record in Plat Book 5200, Page 435, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 5884, Page 534 as amended in Book 5931, Page 508 and Book 6081, Page 130, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made fora more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jennifer E. Overhaug by Deed dated February 7, 2008 from Steven A. Overhaug and wife, Patricia A. Overhaug, recorded February 29, 2008, in Instrument Number 20080229-0020235, in the Register's Office for Davidson County, Tennessee.

The said Jennifer E. Overhaug having since married and now being known as Jennifer E.

Owens. Steven D. Owens, II joins in this conveyance to transfer any interest he may have in the property, marital or otherwise.

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 30th day of June, 2020.

Steven D. Owens

Jennifer E. Overhaug nka Jennifer E. Owens

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2020, before me personally appeared Steven D. Owens, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this _____ day of _____, 2020.

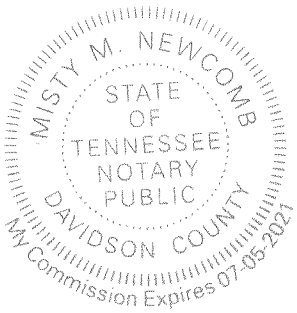
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Steven D. Owens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand this 30th day of June, 2020.

Notary Signature



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 30th day of June, 2020.

_____
Steven D. Owens

_____
Jennifer E. Overhaug nka Jennifer E. Owens

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2020, before me personally appeared Steven D. Owens, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this _____ day of _____, 2020.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Jennifer E. Overhaug nka Jennifer E. Owens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand this 30th day of June, 2020.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**AFFIDAVIT OF VALUE**

STATE OF Tennessee
COUNTY OF WILSON

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 $174,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of June, 2020.

Notary Public
My commission expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY