Karen Johnson Davidson County
Batch# 580015 DEEDWARR
02/26/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210226-0024993

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kenneth N. Psillas
5949 Woodlands Avenue
Nashville, TN 37211

SEND TAX BILL TO:
Cardinal Financial Company, LP
P.O. Box 961292
Fort Worth, TX 76161-0292

MAP/PARCEL 172-3-0A
119 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy Lynn Owen and Geoffrey Bond Owen, II, , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kenneth N. Psillas unmarried , hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of The Woodlands Subdivision, Phase 4, Section 1B of record in Plat at Instrument No. 20070705-0080225, 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 Kathy Lynn Owen and Geoffrey Bond Owen, II, wife and husband by Warranty deed from West End Homes, LLC of record in Instrument No. 20081117-0112990 Register's Office for Davidson County, Tennessee, dated November 06, 2008 and recorded on November 17, 2008.

This is unimproved property known as: **5949 Woodlands Avenue, Nashville, Tennessee 37211.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 23rd day of February, 2021.

WITNESS MY HAND on this the 23rd day of February, 2021.

Kathy Lynn Owen

Geoffrey Bond Owen, II

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kathy Lynn Owen and Geoffrey Bond Owen, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of February, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of February, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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