Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

39-B
File #21-1134

Karen Johnson Davidson County
Batch# 631469 DEEDWARR
05/07/2021 11:06:27 AM 2 pgs
Fees: $13.00 Taxes: $6,789.50

20210507-0061577

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry Wayne Owens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik Larson and Sheila Larson, husband and wife hereinafter** called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 69 on the Map of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Phillip S. Duer and wife, Mildred S. Duer, by deed from Clarence C. Adams and wife, Irene H. Adams, dated December 31, 1950, amount unknown, of record in Book 1915, page 523, Register's Office for Davidson County, Tennessee.

Said Philip S. Duer, having died on December 10, 2004, and Mildred S. Duer, having since died on December 22, 2018. The Last Will of said Mildred S. Duer having been admitted to Probate as Docket 19P-544, in the Seventh Circuit Court for Davidson County, Tennessee. Said Last Will devised the above-described real property to Philip W. Duer aka Philip William Duer; Patricia Harmon aka Patricia Duer Harmon; Leslie Duer Peebles aka Evelyn Leslie Duer Peebles and Harry L. Duer aka Harry Lester Duer.

Being the same property conveyed to Jerry Wayne Owens by deed from Philip William Duer, Patricia Duer Harmon, Evelyn Leslie Duer Peebles and Harry Lester Duer, Devisees of the Last Will and Testament of Mildred S. Duer, deceased, dated February 14, 2020, of record in Inst. No. 20200219-0018412, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 125 Keyway Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Erik and Sheila Larson **125 Keyway Drive** **Nashville, TN 37205**	New Owner	**129-04-0-060.00**

WITNESS THE EXECUTION HEREOF this 6th day of May, 2021.

Jerry Wayne Owens

Jerry Wayne Owens

State of Tennessee)
County of Davidson)

On this 6th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jerry Wayne Owens, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,835,000.00.**

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Sworn and subscribed before me on this the 6th day of May, 2021.

Notary Public

My Commission Expires: 1-8-24