39B

Karen Johnson Davidson County
Batch# 632651 DEEDWARR
05/10/2021 02:09:58 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00

20210510-0062632

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2021.

Lydia H Weaver
Notary Public

My commission expires: 7/9/2022

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Landers Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sabalo Development, LLC	Same as New Owner	117-02-0-150.00
P.O. Box 150645		
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robin Starr Johnson Owen and Allan G. Bense, Co-Trustees of The Owen Family Trust, dated January 24, 2018, restated and amended on March 11, 2021, as to Tract 1, and Robin J. Owen, unmarried, as to Tract 2,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sabalo Development, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1: Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 150 feet of the easterly 25 feet of Lot No. 2 and the southerly 150 feet of Lot No. 3 of Block 2 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for said County.

SAID parts of Lot Nos. 2 and 3 front together 125 feet on the Northerly side of Springdale Drive and extend back between lines 150 feet to a dead line, measuring 125 feet, more or less, thereon.

BEING the same property conveyed to Robin Starr Johnson Owen and Allan G. Bense, Co-Trustees of The Owen Family Trust, dated January 24, 2018 by Quitclaim deed from Louis R. Owen and wife, Robin J. Owen of record as Instrument No. 20180418-0036621, Register's Office for Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being parts of Lot Nos. 3 and 2 of Block 2 on the Map of Hampton's Subdivision of the Stokes Tract of record in Book 974, Page 24, of the Davidson County Register's Office, and described as follows:

Beginning at a point in the east boundary line of Lot No. 3 and the west boundary line of Lot No. 4, 150 feet from the southeast corner of Lot No. 3 and the southwest corner of Lot No. 4; thence northerly 71.9 feet to a point, being the northeast corner of Lot No. 3 and the northwest corner of Lot No. 4; thence northwesterly 105.8 feet to a point, being the northwest corner of Lot No. 3 and the northeast corner of Lot No. 2; thence continuing northwesterly along the north boundary line of Lot No. 2, 25 feet to a point, thence south parallelling the west boundary line of Lot No. 3, 116 feet to a point; thence southeasterly 25 feet to a point in the west boundary line of Lot No. 3, 150 feet north of the southwest corner of Lot No. 3 and the southeast corner of Lot No. 2; thence east 100 feet to the point of beginning in the east boundary line of Lot No. 3.

BEING a portion of the same property conveyed to Louis R. Owen and wife, Robin J. Owen by Warranty deed from Alice A. Jordan (unmarried) of record in Book 5643, page 645, Register's Office for Davidson County, Tennessee; the said Louis R. Owen having since died, leaving the said Robin J. Owen surviving tenant by the entirety.

This is improved property known as **2305 Springdale Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS 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 the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their, heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of May, 2021.

The Owen Family Trust, dated January 24, 2018, restated and amended on March 11, 2021

A. L. Bense, Trustee

Allan G. Bense, Trustee

STATE OF Florida

COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Allan G. Bense, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Owen Family Trust, dated January 24, 2018, restated and amended on March 11, 2021 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2021.

Sandra Robinson

Notary Public

My Commission Expires: 4/7/2023

Notary Public - State of Florida
SANDRA ROBINSON
MY COMMISSION # GG 320397
EXPIRES: April 7, 2023
Bonded through Western Surety Company

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2021.

The Owen Family Trust, dated January 24, 2018, restated and amended on March 11, 2021

Robin Starr Johnson Owen, Trustee

Robin Starr Johnson Owen, Trustee

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robin Starr Johnson Owen, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of the Owen Family Trust, dated January 24, 2018, restated and amended on March 11, 2021 and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2021.

Sherri Ann Church

Notary Public
My Commission Expires: 2-25-24

SHERRI ANN CHURCH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2021.

Robin J. Owen

Robin J. Owen

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robin J. Owen, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 30th day of April, 2021.

Sherri Ann Church

Notary Public
My Commission Expires: 2-25-24

SHERRI ANN CHURCH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

LTC File No. 21-000109-528