Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 659190 DEEDWARR
06/17/2021 11:39:52 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210617-0081960

2021-334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 08 2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Reaghan Paddock & William Paddock		
4400 Belmont Park Terrace #173	NEW OWNER	131-03-0C-173.00CO
Nashville, TN, 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Page Owens Patton, Executor of the Estate of Robert ~~Leonard~~ Farrell Owens, deceased,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Reaghan Paddock and William Paddock, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Building Site No. Unit 173 on the Plan of Section Five Arden Place of record in Book 4955, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Farrell Owens and Robert Leonard Owens by Warranty Deed from James H. Fyke, an unmarried man, of record in Book 8850, Page 416, Register's Office for Davidson County, Tennessee, dated January 26, 1993 and recorded on January 28, 1993.

Being the same property conveyed to Larry H. Snedeker, Trustee by Quitclaim Deed from Robert Farrell Owens and Robert Leonard Owens of record in Book 10371, Page 751, Register's Office for Davidson County, Tennessee, dated February 17, 1997 and recorded on March 06, 1997 and within the same deed the said Larry H. Snedeker, Trustee conveyed his interest in the subject property to Robert Farrell Owens, an unmarried man.

Said Robert Farrell Owens died November 20, 2020, leaving Last Will and Testament filed in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, at Docket No. 21P291. In accordance with the terms of the Will, Page Owens Patton was appointed Executor of the Estate of Robert Leonard Owens, deceased.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4400 Belmont Park Terrace #173, Nashville, TN 37215.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 15th day of June, 2021.

Paige Owens Patton, Executor

Paige Owens Patton, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county mentioned, personally appeared Paige Owens Patton, Executor of the Estate of Robert ~~Leonard~~ Ferrell Owens, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of June, 2021 .

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022