Karen Johnson Davidson County
Batch# 729982 DEEDWARR
10/04/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20211004-0133386

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $775,000.00 Affiant Subscribed and sworn to before me, this 1st day of October, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deana Lee Burke and David Robert Thomas	**New Owner**	**061-16-0-037.00**
1314 Riverwood Drive		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Jeffrey T. Owen and Heather Owen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deana Lee Burke and David Robert Thomas, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 100 feet and 85 feet rear of Lot No. 43 on the Plan of Eastdale Place of record in Book 547, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 43 fronts 100 feet on the southerly side of Riverwood Drive and runs back between lines 200 feet to a dead line and shows 85 feet thereon.

Being the same property conveyed to Jeffrey T. Owen and Heather Owen, husband and wife, by Warranty Deed, from Daniel K. Billingsley and wife, Tamara Billingsley, dated October 11th, 2012, of record in Instrument No. 20121015-0094264, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 547, Pages 29 and 30, Register's Office for Davidson, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20160802-0079476, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1314 Riverwood Drive, Nashville, TN 37216

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 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 my/our hand(s) this 1st day of October, 2021

Jeffrey T. Owen by A. Scott Hubbard, his Attorney-In-Fact

Heather Owen by A. Scott Hubbard, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jeffrey T. Owen and Heather Owen, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Jeffrey T. Owen and Heather Owen, and is authorized by Jeffrey T. Owen and Heather Owen to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of October, 2021.



Notary Signature
My commission expires:

File #: **21-610**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell T. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/1/21.

Date

Affiant Signature

10/1/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of Oct, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON