Karen Johnson Davidson County
Batch# 808556 **DEEDWARR**
02/18/2022 12:35:43 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20220218-0019303

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15762-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tn Investment Group, LLC 3533 Union Village Road Thompsons Station, TN 37179	New Owner	059 16 0 212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dorothy Owens, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tn Investment Group, LLC,** 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 the 13th Civil District Annexed (Formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No. 177 on the Plan of Section Two, First Addition, Trinity Hills Village, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lot.

Being the same property conveyed to Dorothy Marie Owens (formerly Trimble) and husband Esteward Owens, by Deed from Dorothy Marie Owens, formerly Dorothy M. Trimble, of record in Book 6365, Page 561, in the Register's Office of Davidson County, Tennessee, dated August 17, 1984 and recorded on August 23, 1984. The said Esteward S. Owens having since died on July 10, 2017.

Being the same property conveyed to Dorothy M. Trimble, Unmarried, by Deed from Jones Homes, Inc., a Tennessee Corporation, of record in Book 4776, Page 240, in the Register's Office of Davidson County, Tennessee, dated December 21, 1973 and recorded on December 28, 1973.

This is improved property located at: **2808 Old Matthews Road, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
BS-PMR-22-2808

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. Whenever 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, Grantor has executed this instrument on this 4th day of February, 2022.

GRANTOR:
Dorothy Owens by Phillip Adams, her Attorney-In-Fact

STATE OF Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phillip Adams the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged the execution of the within instrument on behalf of Dorothy Owens ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of February, 2022.

Amanda McGowan
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires 07/24/2024

Notary Public
My Commission expires: _____