This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0098

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $350,000.00

Sworn to and subscribed before me this 27th day of May, 2022.

Affiant

Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 864601 DEEDWARR
05/31/2022 09:15:05 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220531-0062251

Address of New Owner:
Alexandra Jayne Owen
5601 Cloverland Dr., Unit 132
Brentwood TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
160-15-0C-025.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe A. Owen and Karen L. Owen, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alexandra Jayne Owen, an unmarried woman,** hereinafter called the Grantee, her heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 132 in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No.20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, as amended in Instrument 20090714-0065770, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joe A. Owen and Karen L. Owen, husband and wife by Warranty deed from G. Wayne Hammons and Delores N. Hammons, husband and wife of

record in Instrument No. 20130610-0058842 Register's Office for Davidson County, Tennessee, dated June 05, 2013 and recorded on June 10, 2013.

This is improved property known as **5601 Cloverland Dr., Unity 132, Brentwood TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27th day of May, 2022.

Joe A. Owen

Karen L. Owen

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joe A. Owen and Karen L. Owen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2022.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

