***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Karen Johnson Davidson County
Batch# 877980 DEEDWARR
06/27/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220627-0072936

## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-11-22
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC, ,

File No.: 2022-0161

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Logan Ollinger and Mackenzie Parks | New Owner | 14805008000 |
| (NAME) | (NAME) | |
| 219 Willow Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSHUA B. OWENS AND JEAN OWENS, TRUSTEES OF THE OWENS REVOCABLE LIVING TRUST, DATED MARCH 3, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN OLLINGER, UNMARRIED AND MAKENZIE PARKS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 Lot No. 25 , as shown on the map entitled the Plan of Hillbrook Subdivision, Section 2, of record in Plat Book 3300, page 12, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSHUA B. OWENS AND JEAN OWENS, TRUSTEES OF THE OWENS REVOCABLE LIVING TRUST, DATED MARCH 3, 2015, by deed from JEAN OWENS AND JOSHUA B. OWENS, WHO IS ONE IN THE SAME AS JOSHUA BRANDON OWENS, WIFE AND HUSBAND, of record in Instrument No. 20150311-0020839, dated March 3, 2015, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 219 Willow Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 21st day of June, 2022.

JOSHUA B. OWENS AND JEAN OWENS, TRUSTEES OF THE OWENS REVOCABLE LIVING TRUST, DATED MARCH 3, 2015

BY: _____
Joshua B. Owens, Trustee

BY: _____
Jean Owens, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of June, 2022, before me personally appeared Joshua B. Owens and Jean Owens, as Trustees of the Owens Revocable Living Trust, dated March 3, 2015, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, DEBORAH DEVINE, 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 June 21, 2022.

Date

Affiant Signature

June 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON