WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August , 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-DM-0224-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 910572 DEEDWARR
08/31/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20220831-0098026

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Owen	**SAME**	
(NAME)	(NAME)	
PO Box 642		**095-08-0-074.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY C. TOMLINSON, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY OWEN, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 163 on the Plan of Eva-Mor Heights, Section 2 of record in Plat Book 1835, Page 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.

Being the same property conveyed to Mary C. Tomlinson, unmarried by Warranty deed from Mildred E. Harding, unmarried of record in Book 5294, page 767, Register's Office for Davidson County, Tennessee, dated June 02, 1978 and recorded on June 06, 1978.

Salvino Rossi, spouse of Mary C. Tomlinson, never lived in the above-referenced property, nor was this his marital residence as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 1835, Page 30, Register's Office for Davidson County, Tennessee.
*Water Easement of record in Book 2037 , Page 9, in the Register's Office for Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **224 Graylynn Drive, Nashville, TN 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th day of August, 2022.

Mary C. Tomlinson

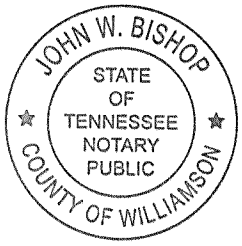
Mary C. Tomlinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2022, before me personally appeared Mary C. Tomlinson, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 30th day of August, 2022.

Affiant Signature
Date 08/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

