WARRANTY DEED

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-VRES-22-6212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 913801 **DEEDWARR**
09/07/2022 04:00:52 PM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20220907-0100485

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lisa Ellington Odom and John Scott Odom, Jr.	**Hometown Lenders, Inc.**	
(NAME)	(NAME)	**172-09-0A-003.00-CO**
6212 Banbury Station	**350 The Bridge Street Suites 116.200.202**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Huntsville, AL 35806**	
(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, **JULIE L. OWENS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA ELLINGTON ODOM AND JOHN SCOTT ODOM, JR., WIFE AND HUSBAND,** 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. 3 on the Plan of Hickory Hollow Townhomes of record in Plat Book 9700, Page (s) 536 and 537, 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 Julie L. Owens, a single woman by Warranty deed from DeAnne L. Cotthoff and Scott Stumbo, wife and husband of record in Instrument No. 202003040023736 Register's Office for Davidson County, Tennessee, dated March 02, 2020 and recorded on March 04, 2020.

This conveyance is subject to:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 380 and 381, Book 9700, Page (s) 477 and 478, Book 9700, Page(s) 536 and 537, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10369, Page 48 with Supplementary Declaration of Restrictive Covenants recorded in Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
- By-Laws of Banbury Crossing Homeowners Association, Inc. of record in Instrument Number 20020610-0070239, in the Register's Office for Davidson County, Tennessee.
- Charter of Banbury Homeowners Association, Inc. of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements of record in Book 1174, Page 153, Book 2438, Page 392 and Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed from Jones Company to Banbury Crossing HOA of record in Instrument Number 20190329-0028382, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6212 Banbury Station, Brentwood, Tennessee 37027**.

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 2nd DAY OF SEPTEMBER, 2022.

Julie L. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE L. OWENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212