Name and Address of New Owner:
Danna Owen
312 Spence Circle
Nashville, TN 37210

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 983460 DEEDWARR
03/22/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20230322-0020888

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 094-16-0-021.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shalin N. Shah and Sarah L. Owen, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danna Owen, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Spence Circle of record in Plat Book 1424, Page 62, 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 Sarah L. Owen and Danna B. Owen by Warranty deed from Roger D. Pendergrast and wife, Sherrie A. Pendergrast of record in Instrument No. 20180521-0048347 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 21, 2018.

Being the same property conveyed to Sarah L. Owen by Quitclaim deed from Danna B. Owen of record in Instrument No. 20201008-0116818 Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 08, 2020.

Being the same property conveyed to Shalin N. Shah and Sarah L. Owen, husband and wife by Quitclaim deed from Sarah L. Owen of record in Instrument No. 20210115-0006884 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 2023.

(SEAL)
Sarah L. Owen

(SEAL)
Shalin N. Shah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah L. Owen and Shalin N. Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2023.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of March, 2023.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5-9-26

File No. GNT-23-2639

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-21-23.

Affiant Signature

3-21-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of March, 2023.

Notary Signature

My Commission Expires: 05/09/2026

