Karen Johnson Davidson County
Batch# 990586 DEEDWARR
04/11/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,549.93
20230411-0026445

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,900.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2023

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Reaghan Rickards	Legacy Home Loans	96-11-141.00
(NAME)	(NAME)	
615 Truxton Drive	1036 Stearman Drive, Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230427

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Shayne Owensby and Katelyn Chantel Owensby, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Reaghan Rickards, an unmarried woman,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 63 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.Said Lot No. 63 fronts 75 feet on the East side of Truxton Drive and runs back 165 feet on the North line and 133.96 feet on the South line to a dead line in the rear on which it measures 81.2 feet.

BEING the same property conveyed to Richard Owensby and wife, Wanda B. Owensby by Warranty Deed from Basil G. Brown and wife, Catherine P. Brown, dated September 30, 1975 and filed of record in Book 4957, page 704, Register's Office for Davidson County, Tennessee. The said Richard Owensby having died on or about 10/20/1981, leaving the said Wanda B. Owensby, the surviving tenant by the entirety and sole owner of said land. Wanda B. Owensby conveyed said property to Michael S. Owensby and wife, Patricia Owensby by Quitclaim Deed dated February 6, 2014 and filed of record in Instrument No. 20140210-0011292.

Michael S. Owensby and wife, Patricia Owensby conveyed said property to Michael Shayne Owensby and wife, Katelyn Chantel Owensby by Quitclaim Deed dated August 26, 2021 and filed of record in Instrument No. 20210831-0116985, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3341, page 265, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 615 Truxton Drive, Nashville, TN 37214
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of April, 2023

Michael Shayne Owensby

Katelyn Chantel Owensby

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Shayne Owensby and Katelyn Chantel Owensby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of April, 2023.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 April 11, 2023 (date of document).

Affiant Signature

April 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023