Karen Johnson Davidson County
Batch# 995691 DEEDWARR
04/24/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230424-0030074

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00 Affiant Subscribed and sworn to before me, this the 21st day of April, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth J. Hessevick	New Owner(s)	083-13-0-246.00
515 South 12th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OWEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH J. HESSEVICK, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly one-half of Lot 63 on the Map of Payne, Blakemore and Cummings' Addition to East Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 63 fronts 25 feet on the Easterly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Brenton L. Teveit and D. Sandra Griffith, husband and wife by Warranty Deed from Roger D. Tucker and Peggy Daniel of record in Instrument No. 20091005-0092018, Register's Office for Davidson County, Tennessee, dated September 28, 2009 and recorded on October 05, 2009.

Being the same property conveyed to Owen Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brenton L. Teveit and D. Sandra Griffith, A/K/A Sandra Griffith, husband and wife of record in Instrument No. 20210728-0101808, Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 28, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 515 South 12th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2023.

Owen Development, LLC, a Tennessee Limited Liability Company

By: _____
Brett M. Diaz, Authorized Member

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 Brett M. Diaz, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Owen Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 24, 2023 (date of document).

Affiant Signature

April 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th 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