Karen Johnson Davidson Cou
Batch# 1069362 DEEDWARR
11/07/2023 02:30:26 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20231107-0087148

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238780

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$540,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of November, 2023.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

THIS INDENTURE, made this 6th day of November, 2023, among:

HANNAH GRECO AND NICHOLAS GRECO, A MARRIED COUPLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ADAM OWENS AND HOLLY OWENS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, page 16, 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 Hannah Greco and Nicholas Greco, a married couple by deed from Timothy Reese Hayes, Jr. and Courtney Hayes, husband and wife, dated November 4, 2019, of record in Instrument No. 20191105-0113842, Register's Office for Davidson County, Tennessee.

This property being known as 5109 Briarwood Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Hannah Greco

Nicholas Greco

State of Nebraska
County of Douglas

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

Witness my hand and official seal this 3 day of November, 2023.

Notary Public
My Commission Expires: 09/12/2027

DOUGLAS WAGNER
General Notary - State of Nebraska
My Commission Expires Sep 12, 2027

Owner Name & Property Address:

Name: Adam and Holly Owens
Address: 5109 Briarwood Dr.
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New owner
Address: _____
City, State, Zip: _____

Tax ID: 147-10-082.00