Karen Johnson Davidson County
Batch# 1115937 DEEDWARR
03/27/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240327-0021329

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED THOUSAND AND 00/100 (405,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jan Cabramada Living Trust dated March 21, 2024 (NAME)	**NEW OWNER** (NAME)	**039-00-0-042**
4406 Waller Road Whites Creek, TN 37189 (ADDRESS)	**5958 Snow Hill Road, Unit 144-119 Ooltewah, TN 37363** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of March, 2024, the undersigned, **BARRY DAVIS OWEN, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **THE JAN CABRAMADA LIVING TRUST DATED MARCH 21, 2024,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4406 WALLER ROAD, WHITES CREEK, TN 37189** and more particularly described as follows:

Certain real property situated in the 14th, formerly the 23rd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the Northwest corner of the property conveyed to Russell L. Wood and wife, by Deed from Seth C. Cherry and wife, of Record in Book 1473, Page 118, Register's Office for said County, said corner being in the Southern boundary line of the property conveyed to Geo B. Carney and wife, by Deed from Mrs. Lillian Carney, et al, of Record in Book 505, Page 681, said Register's Office; Thence with Carney's Southern boundary line South 56° West 238.5 feet, South 35° West 175.2 feet, South 17 1/4° West 318.4 feet, South 68 1/4° West 478.6 feet, South 87 1/2° West 218.9 feet, North 86 1/2° West 455.2 feet, South 59 1/2° West 99 feet, and South 37 1/2° West 160 feet to a point which is the beginning corner of the property hereby conveyed, from said point of beginning in the Southern boundary line of said Carney Property, and with same, South 37 1/2° West 137 feet, South 67 3/4° West 264 feet, South 85 1/4° West 264 feet, South 57 1/4° West 351 feet, and South 16° 15' West 264 feet to an iron pin; thence South 46° 45' East 980 feet to an iron pin; Thence North 73° East 506 feet to an iron pin; Thence North 12° 45' West 1172 feet to the beginning, Containing 21.4 acres, more or less. Together with an easement over present road lying East of premises to the County Road, and to be kept open at all times. According to a survey made by Geo W. Watkins, Surveyor, April 1, 1955.

Being the same property conveyed to Barry Owen, by Warranty Deed from Sara

Irene Kirby, of record in Instrument No. 20160510-0046198, in the Register's Office of Davidson County, Tennessee, dated May 04, 2016 and recorded on May 10, 2016. Also see Scrivener's Affidavit recorded October 24, 2016 in Instrument No. 20161024-0112271.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of March, 2024.

GRANTOR: Barry Davis Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Barry Davis Owen**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of March, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 26, 2024.

Affiant Signature

3/26/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of March, 2024.

Notary Public

Notary's Seal:

