Karen Johnson Davidson County
Batch# 1154147 DEEDWARR
07/03/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240703-0050410

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on 07/02/24.

NOTARY PUBLIC

My Commission Expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua Owens Jean Owens 907 Retriever Place Antioch, TN 37013	NEW OWNER	172 08 0A 062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John R. Dibble, unmarried and Mackenzie Roberts, unmarried, as Joint Tenants with Rights of Survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joshua Brandon Owens and Jean Owens, husband and wif e, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of HUNTERS BRANCH, SECTION TWO-B of record in Plat Book 6900, Page 336 and 337, Registers Office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to John R. Dibble, unmarried and Mackenzie Roberts, unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Earl Griffin and wife Amanda Griffin, of record in Instrument No. 20171215-0128111, in the Register's Office of Davidson County, Tennessee, dated December 07, 2017, and recorded on December 15, 2017.
>
> This is improved property known as 907 Retriever Place, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 07/02/24.

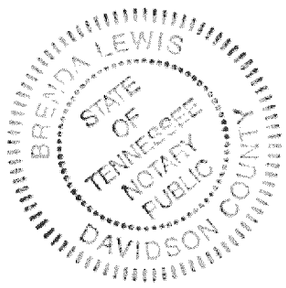
John R. Dibble

Mackenzie Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/02/24, before me personally appeared John R. Dibble, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 07/02/24.



NOTARY PUBLIC

My Commission Expires: 9-8-2025

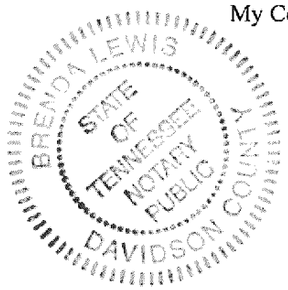
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/02/24, before me personally appeared Mackenzie Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/02/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/2/24 (date of document).

Affiant Signature

7/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
NOTARY'S SEAL

202407030050410