File # 1-23626-RR

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149437

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2024.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walker Jackson Owsley 322 Lynn Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 01 0 084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Tomichek, Jr, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walker Jackson Owsley**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of SECTION THREE, CALDWELL HALL of record in Plat Book 2900, Page 131, 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 Richard Tomichek, Jr., by Warranty Deed from Justin Hamilton and Rachel B. Hamilton f/k/a Rachel B. Fitch, husband and wife, of record in Instrument No. 20210727-0100748, in the Register's Office of Davidson County, Tennessee, dated July 23, 2021, and recorded on July 27, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 131.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3164, Page 222.

Karen Johnson Davidson County
Batch# 1215838 DEEDWARR
12/12/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20241212-0096721

This is improved property located at 322 Lynn Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2024.

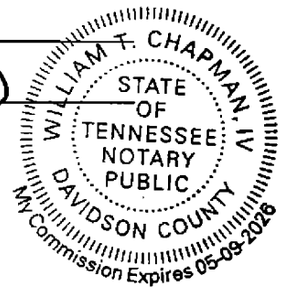
Richard Tomichek, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Tomichek, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2024.

Notary Public
My Commission Expires:



- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** December 12th 2024 **(date of document).**



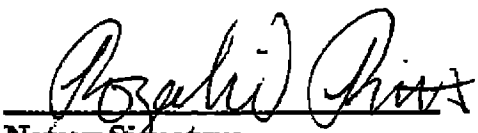
Affiant Signature

Date: December 12th 2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th **day of** December, 2024.



Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

