Karen Johnson Davidson County
Batch# 1219987 DEEDWARR
12/26/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $6,900.50
20241226-0099799

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

JENNIFER D STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. AP-24-8304

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Ryan Owens and Wendy Beth Owens	FirstBank	
(NAME) 1411 Ordway Place	(NAME) 722 Columbia Avenue	08309 0 289.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William Huskey and Claudia Huskey, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Ryan Owens and Wendy Beth Owens, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 6, Block "A" on the Plan of A Subdivision of The Hollins Home Place of record in Plat Book 547, Page 115, 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 William Huskey and Claudia Huskey, husband and wife by Warranty Deed from Brianna Morant, an unmarried woman of record in Instrument No. 20170802-0078557 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 2, 2017.

This is property more commonly known as 1411 Ordway Place, Nashville, TN 37206.

Witness my/our hand this 20th day of December, 2024.

William Huskey

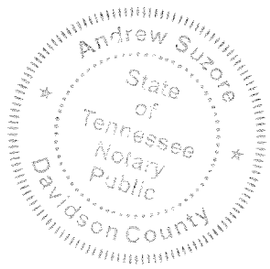
Claudia Huskey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared William Huskey and Claudia Huskey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.

Notary Signature
My commission expires: May 8, 2028



CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law on 12/23/24.

Affiant

Date: 12/23/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 23 day of December, 2024

Notary Public

My Commission Expires: 10-11-28

DONNA VANDERMEER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY