RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT241000095

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1221180 DEEDWARR
12/30/2024 10:20:05 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20241230-0100922

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Randal Owens and **Courtney Larkin Owens** **114 Gloryland Lane** **Antioch, TN 37013**	**SAME**	**182-00-0-171.00**

FOR AND IN 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, WE,

Lenard Family Trust dated May 28, 2014, John Michael Lenard and Dorothy Lenard, Trustors and/or Trustees

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Randal Owens and Courtney Larkin Owens, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 4 according to an unrecorded survey by Robert J. Morris, dated October 10, 1987, and being the same property described in Book 7621, Page 146, Register's Office, Davidson County, Tennessee, together with the rights of ingress and egress, of easements of record in Book 7513, Page 383, Book 7563, Page 494, and Book 7573, Page 580, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the center line of the northern terminus of a right-of-way; thence with the northerly boundary of right-of-way S 84 deg. 45 min. 28 sec. E 20.00 feet to an iron pin, thence N 17 deg. 53 min. 19 sec. E 425.63 feet to an iron pin in the northwesterly corner of the herein described tract, thence S 82 deg. 43 min. 12 sec. E 430.50 feet to an iron pin; thence S 10 deg. 56 min. 04 sec. E 398.61 feet to an iron pin in the southeasterly corner of the herein described tract; thence S 80 deg. 54 min. 54 sec. W 675.51 feet to an iron pin in the center line of right-of-way; thence N 5 deg. 15 min. 33 sec. E 150 feet to the point of beginning.

BEING the same property conveyed to The Lenard Family Trust dated May 28, 2014, John Michael Lenard and Dorothy Lenard, Trustors and/or Trustees, by Quitclaim Deed from John M Lenard, dated 5/28/2014 and recorded 6/12/2014 in Instrument No. 20140612-0051313; and the same property previously conveyed to John M. Lenard by Warranty Deed from Gary W. Pollock and wife, Kathy Pollock, dated 5/30/2003 and recorded 6/5/2003 in Instrument No. 20030605-0077543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **114 Gloryland Lane, Antioch, TN 37013**
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 heirs and assigns forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 20th day of December, 2024.

Lenard Family Trust dated May 28, 2014

BY: _____
John Michael Lenard, Trustee

BY: _____
Dorothy Lenard, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHEREFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John Michael Lenard and Dorothy Lenard with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of Lenard Family Trust dated May 28, 2014 the within named bargainor, and Trust, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said John Michael Lenard and Dorothy Lenard as such Trustees.

Witness my hand and official seal at office at Smyrna, Tennessee on this 20th day of December, 2024.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025