Karen Johnson Davidson County
Batch# 1238225 DEEDWARR
02/18/2025 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20250218-0011964

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEVITT PARK
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$250,000.00**

Subscribed and sworn to before me this 13th day of February, 2025.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Clifford S. Owens Jr. **601 Colony Trace Drive** **Nashville, TN 37115**	Same as New Owner	**042-11-0B-052.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **George Horace Womack, II, a married man, Jaqueline Diane Womack Woolwine, a married woman and James R. Webb and Cynthia W. Webb, Trustees of The James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025,** the Grantor(s) has this day bargained and sold, and do hereby transfer and convey unto the said **Clifford S. Owens, Jr., a single man,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Apartment Unit No. 601 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit. This description was taken verbatim from the prior conveyance of this real property.

Being the same property conveyed to Mary Elizabeth Casey Womack, unmarried, Cynthia W. Webb, Jacqueline W. Woolwine and George H. Womack II, as joint tenants with a right of survivorship by Warranty Deed from Edith B. Horn, unmarried of record in Instrument No. 20060629-0077733 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on June 29, 2006.

The said Mary Elizabeth Casey Womack died on November 24, 2017, and by her Last Will and Testament probated with the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 18P1638, she appointed George Horace Womack, II as Executor of her Estate.

Being the same property conveyed to George Horace Womack, II and Cynthia Gale Womack Webb and Jacqueline Dianne Womack Woolwine by Executors Deed from George Horace Womack, II, Executor of the Estate of Mary Elizabeth Casey Womack of record in Instrument No. 20181022-0104195 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 22, 2018.

Cynthia Gale Womack Webb further conveyed her one-third (1/3) interest to The James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025, any amendments thereto by quitclaim deed dated February 5, 2025 of record in Instrument No. 20250210-0009860, said Register's Office for Davidson County, Tennessee. For further reference see Certificate of Trust of record in Instrument No. 20250210-0009852.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 601 Colony Trace Drive, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 13th day of February, 2025.

George Horace Womack II

George Horace Womack II

The James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025

By: James R. Webb, Trustee

By: Cynthia W. Webb, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARY Birthright a Notary Public in and for said County and State, **George Horace Womack II, and James R. Webb and Cynthia W. Webb as Trustees of The James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 13th day of February, 2025.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

Witness my hand this 12 day of February, 2025.

Jacqueline Dianne Womack Woolwine

Jacqueline Dianne Womack Woolwine

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, Adrienne M. Howell a Notary Public in and for said County and State, **Jacqueline Dianne Womack Woolwine,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Polk [City], Florida [State] this the 12th day of February, 2025.

My Commission Expires: 9/30/2028

A. M. Howell
NOTARY PUBLIC

ADRIENNE M. HOWELL
Notary Public - State of Florida
Commission #HH 597829
My Comm. Expires September 30, 2028

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2/12/2025** [DATE].

AFFIANT SIGNATURE

2/12/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12th** day of **February**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

