Karen Johnson Davidson County
Batch# 1258431 DEEDWARR
04/14/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250414-0027907

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5445-TM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Haley N Owens
Affiant

Subscribed and sworn to before me, this the 11th day of April, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Haley N. Owens 810 Bellevue Road, #246 Nashville, TN 37221	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37129	142-060A-246.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Marieta Kay Robison, single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Haley N. Owens, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 246, Building 41, together with Garage, designed as No. 246G, on the PLAN OF PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, as shown by plat of record in Plat Book 4675, Pages 128-130, of Reg. Off. of Davidson County, TN, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marieta Kay Robison, single woman, by Warranty Deed from Leah Miller, married, of record in Instrument No. 20190722-0071265, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019, and recorded on July 22, 2019.

This is improved property located at: **810 Bellevue Road, #246, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2025.

GRANTOR:

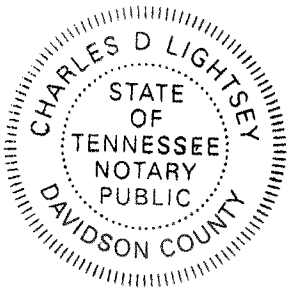
Marieta Kay Robison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marieta Kay Robison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2025.

Notary Public
My Commission expires: 3/3/26



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 11, 2025**.

Affiant Signature

04/11/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 11, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY