THIS INSTRUMENT WAS PREPA...

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8383-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 488,000 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-7-27

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1270399
05/08/2025 09 50 22 AM
Fees $13 00 Taxes $1,805 60

Davidson County
DEEDWARR
2 pgs

20250508-0036015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kelly R. Owen	owner	
8726 Sawyer Brown Road		142-13-0C-083.00-CO
Nashville, TN 37221		
(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, WE, **Arthur L. Owens and Lea Ann Owens, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly R. Owen, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

A certain condominium apartment in Davidson County, TN, described as Unit No 8726, together with the carport designated No 8726-C, of River Plantation, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of River Plantation, Section XI, Phase 1A, Condominium apartments, recorded in Plat Book 9700, page 694, said Register's Office, and described in a Master Deed recorded in Book 8061, page 341, Book 8844, page 642, Book 8975, page 89 and Book 10628, page 661, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Condominium Apartments contained in the Master Deed recorded in Book 8061, page 341, Book 8844, page 642, Book 8975, page 89 and Book 10628, page 661, and By-Laws recorded in Book 4784, page 482 and Book 5794, page 526, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Arthur L. Owens and wife, Lea Ann Owens by Warranty Deed from Bunny Mattes, unmarried of record in Instrument No 20120109-0002094 Register's Office for Davidson County, Tennessee, dated January 04, 2012 and recorded on January 09, 2012

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is improved property known as **8726 Sawyer Brown Road, Nashville, TN 37221**

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 her and assigns forever; and 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 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, her 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 the 7th day of May, 2025.

Arthur L. Owens

Lea Ann Owens

Lea Ann Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur L. Owens and Lea Ann Owens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2025

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE