Karen Johnson Davidson County
Batch# 1274267 DEEDWARR
05/19/2025 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20250519-0038925

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 25-0167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Amaya J. Long	(new owner)	149-03-0I-002.00-CO
(NAME)	(NAME)	
2558 Willowbranch Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-seven Thousand And No/100 Dollars ($367,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WENDY BETH OWENS AND BRADLEY RYAN OWENS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMAYA J. LONG, A SINGLE WOMAN, 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:

Land in Davidson County, Tennessee, being Unit No. B, of the Plan of "2558-A & 2558-B Willow Branch Drive Townhomes", a horizontal property regime with private elements, as shown on Exhibit "A"(erroneously shown as Exhibit "D" on prior deeds) of the Declaration of Covenants, Conditions and Restrictions for 2558-A & 2558-B Willow Branch Drive Townhomes, of record in Instrument No. 20160321-0026636, 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 Wendy B. Owens and Bradley R. Owens, wife and husband by Warranty Deed from Alec Purdie and Lynlee Purdie, husband and wife of record in Instrument No. 20190325-0026624 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 25, 2019.

unimproved ☐
This is improved ☑ property, known as 2558 Willowbranch Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15 day of May, 2025.

Wendy Beth Owens

Bradley Ryan Owens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of May, 2025, before me personally appeared Wendy Beth Owens and Bradley Ryan Owens to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Williamson County, Tennessee this 15 day of May, 2025.

Commission Expires: 10-11-25

Notary Public

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/16/2025** (date of document).

Affiant Signature

5/16/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **May**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

