This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24159-AP

Karen Johnson Davidson County
Batch# 1284259 DEEDWARR
06/13/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20250613-0046115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2025.

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Hesselgesser Robert D. Hesselgesser 2730 Gossett Trail Nashville, TN 37221	NEW OWNER	141-03-0C-043-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael W. Owen and Jill D. Owen, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Hesselgesser, unmarried and Robert Hesselgesser, married, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 43 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Code Annotated, under the Amended and Restated Declarationof Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 201803260028123, as amended and restated in Instrument No. 201901300009015, Scrivener's Affidavit in Instrument No. 201903250026836, Depiction of Property attached as Exhibit "A-1", By-Laws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit B". Said Unit being depicted on Exhibit "A-1", of said Declaration, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael W. Owen and Jill D. Owen, husband and wife, by Deed from Dawn M. Oles, a married woman. dated November 17, 2021, of record in Instrument No. 202111240156008, in the Register's Office for Davidson County, Tennessee.

2025-0513

This is improved property located at: **2730 Gossett Trail, 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 their 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 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. 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 23rd day of May, 2025.

GRANTOR:

Michael W. Owen

Jill D. Owen

STATE OF ILLINOIS
COUNTY OF COLES

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

WITNESS my hand and seal at office this 23rd day of May, 2025.

Notary Public
My Commission expires: 12/18/25

CHARLES K WAGONER
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 18, 2025

Charles K Wagoner

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 5/23/25 (date of document).

Affiant Signature

6/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON